

# Avenir

## City of Palm Beach Gardens

Treasure Coast Regional Planning Council  
February 19, 2016

# Project Overview

- Comprehensive Plan & Text Amendment (Ordinance 3, 2015)
- Rezoning (Ordinance 4, 2015)
- Master Plan Approval (Resolution 4, 2015)
- Design Guidelines (Resolution 4, 2015)
- Proportionate Share Agreement

# Location & Site Details

- 4,763 ac undeveloped long-term AG use
- Over 75% characterized by non-native & invasive species
- Has severely degraded habitat functions
- 11,565' of frontage along Northlake Blvd.
- 1,687' of frontage along Beeline Hwy
- 4.5 miles wide (N-S) & 2.5 mile wide (E-W)



# Evolution of the Plan

## Initial Development Plan June 2013

7,600 Residential Units

1,700,000 SF Non-Res

300-Room ALF

300-Room Hotel

University

School, Park, Civic parcels

1,889 ac flow-way/preservation

Proposed new land use and zoning category



# Evolution of the Plan

## 2<sup>nd</sup> Development Plan Oct 2014

4,760 Residential Units

1,600,000 Non-Res

300-room Hotel

University

School, Park, Civic Parcels

over 2,400 ac Conservation





# Background

## Final Master Plan

3,000 SF Units

250 MF Units

2,540,000 Non-Res

300-room Hotel

180 ac land dedication (park, recreation, civic & econ. dev. parcel)

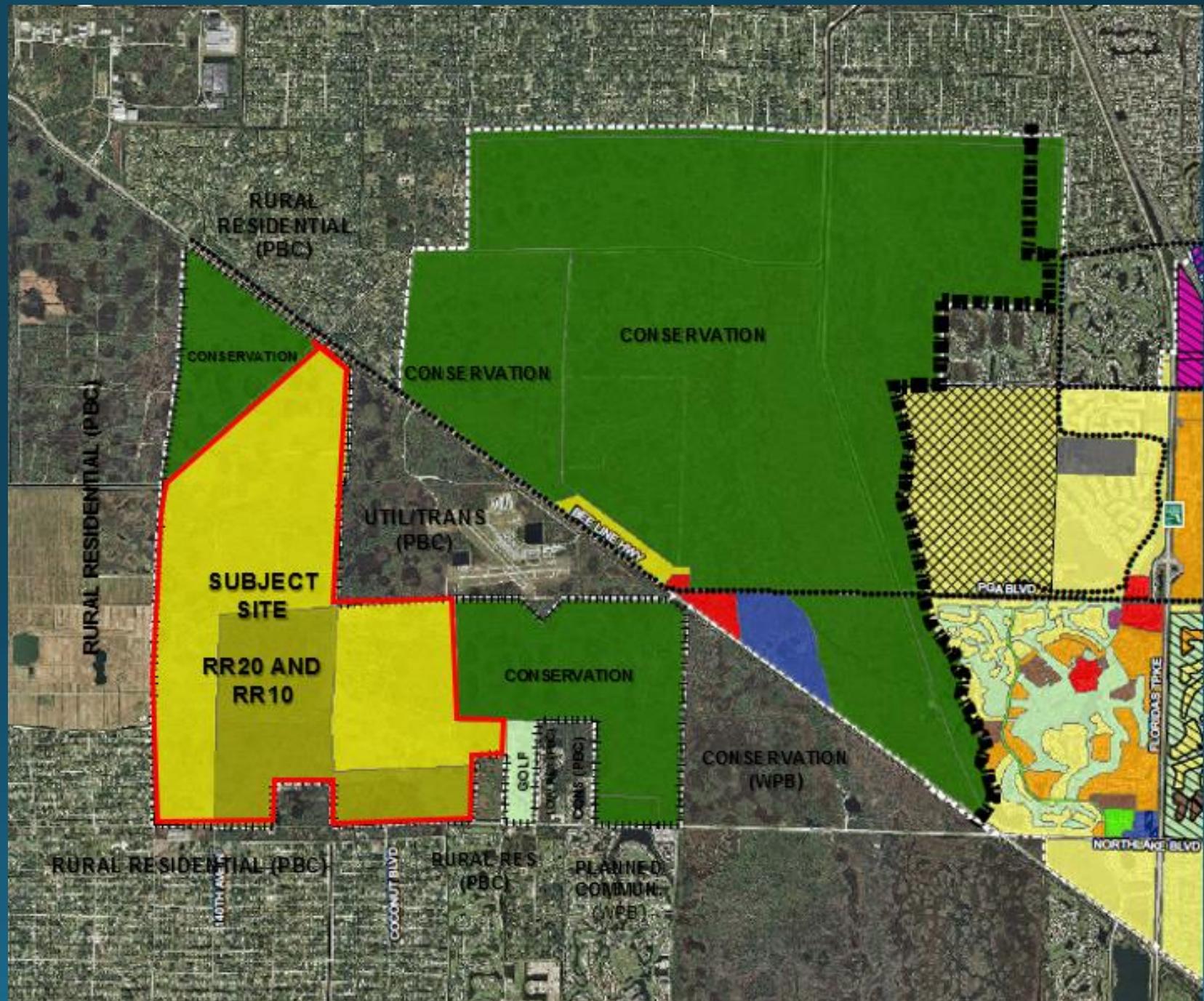
2,407 ac Conservation



# Existing Future Land Use Map

Rural Residential  
(RR10  
and RR20)

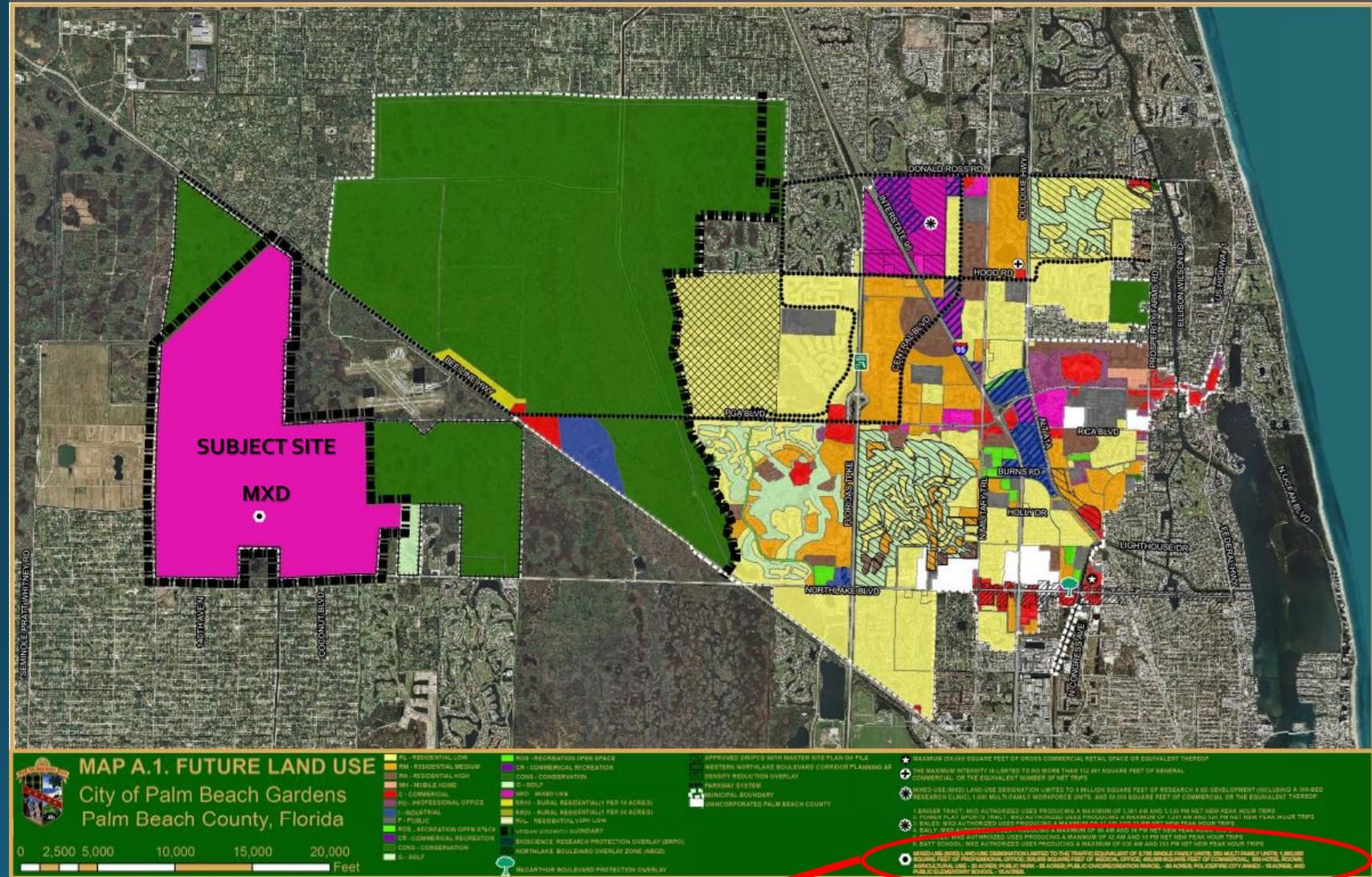
Allows a total of  
405 residential  
units



# Proposed Future Land Use Map

Mixed Use Development (MXD) with notation to cap development at the proposed development program and modify the UGB to include the project

The Comprehensive Plan Amendment is legislative (Ch. 163 F.S.) and will be transmitted to DEO for the State expedited review process



**MIXED-USE (MXD) LAND-USE DESIGNATION LIMITED TO THE TRAFFIC EQUIVALENT OF 3,000 SINGLE FAMILY UNITS; 250 MULTI-FAMILY UNITS; 1,940,000 SQUARE FEET OF PROFESSIONAL OFFICE; 200,000 SQUARE FEET OF MEDICAL OFFICE; 400,000 SQUARE FEET OF COMMERCIAL; 300 HOTEL ROOMS; AGRICULTURAL USE - 20 ACRES; PUBLIC PARK - 55 ACRES; PUBLIC CIVIC/RECREATION PARCEL - 60 ACRES; POLICE/FIRE/CITY ANNEX - 15 ACRES; AND PUBLIC ELEMENTARY SCHOOL - 15 ACRES**

# Condition #1

1. Include the 2,407 acre area proposed to become a future conservation area in the note on the Future Land Use Map and designate this area as Conservation land use rather than Mixed Use Development. The conservation of 2,407 acres of the subject property is a cornerstone to the justification of allowing the increases in density and intensity.

# How do we ensure conservation area is protected?

1. Delineated on Master Plan
2. Platted as Conservation Area
3. Conservation Easement
4. Deeded to Governmental Agency



Department of Environmental  
Resources Management  
2300 North Jog Road, 4<sup>th</sup> Floor  
West Palm Beach, FL 33411-3743  
(561) 233-2400  
FAX: (561) 233-2414  
www.pbcgov.org/erm

Palm Beach County  
Board of County  
Commissioners

Mary Lou Berger, Mayor  
Hal R. Valeche, Vice Mayor  
Shelley Vana  
Paulette Burdick  
Steven L. Abrams  
Melissa McKinlay  
Priscilla A. Taylor

County Administrator  
Verdema C. Baker

An Equal Opportunity  
Affirmative Action Employer

January 12, 2016

Natalie Crowley, AICP  
Director of Planning and Zoning  
City of Palm Beach Gardens  
10500 N. Military Trail  
Palm Beach Gardens, FL 33410

Manuel Mato  
Vice President  
Avenir Holdings, LLC  
550 Biltmore Way, Suite 1110  
Coral Gables, FL 33134

**RE: Avenir Site Development Proposal**

Dear Ms. Crowley and Mr. Mato:

There has been public discussion regarding the County assuming ownership and management responsibilities of the preserve within the proposed Avenir development.

This letter is written to make known the position of the Department of Environmental Resources Management (ERM). With County natural areas bordering the east and west sides of the Avenir preserve, the County sees an opportunity to restore and manage one large, contiguous natural area for the benefit of wildlife, water storage, water quality and for the people who enjoy such amenities. To that end, ERM would welcome the opportunity to restore and/or to receive and manage the Avenir preserve when the developer is ready to convey such interest and responsibility.

ERM's recommendation would require approval of the Board of County Commissioners as only they can receive interest in real property. And, necessarily, the cost of restoration and subsequent land management would still have to be provided by the developer, as we cannot pass this cost on to tax-payers.

If you have any questions regarding this message, please feel free to contact me at (561) 233-2400.

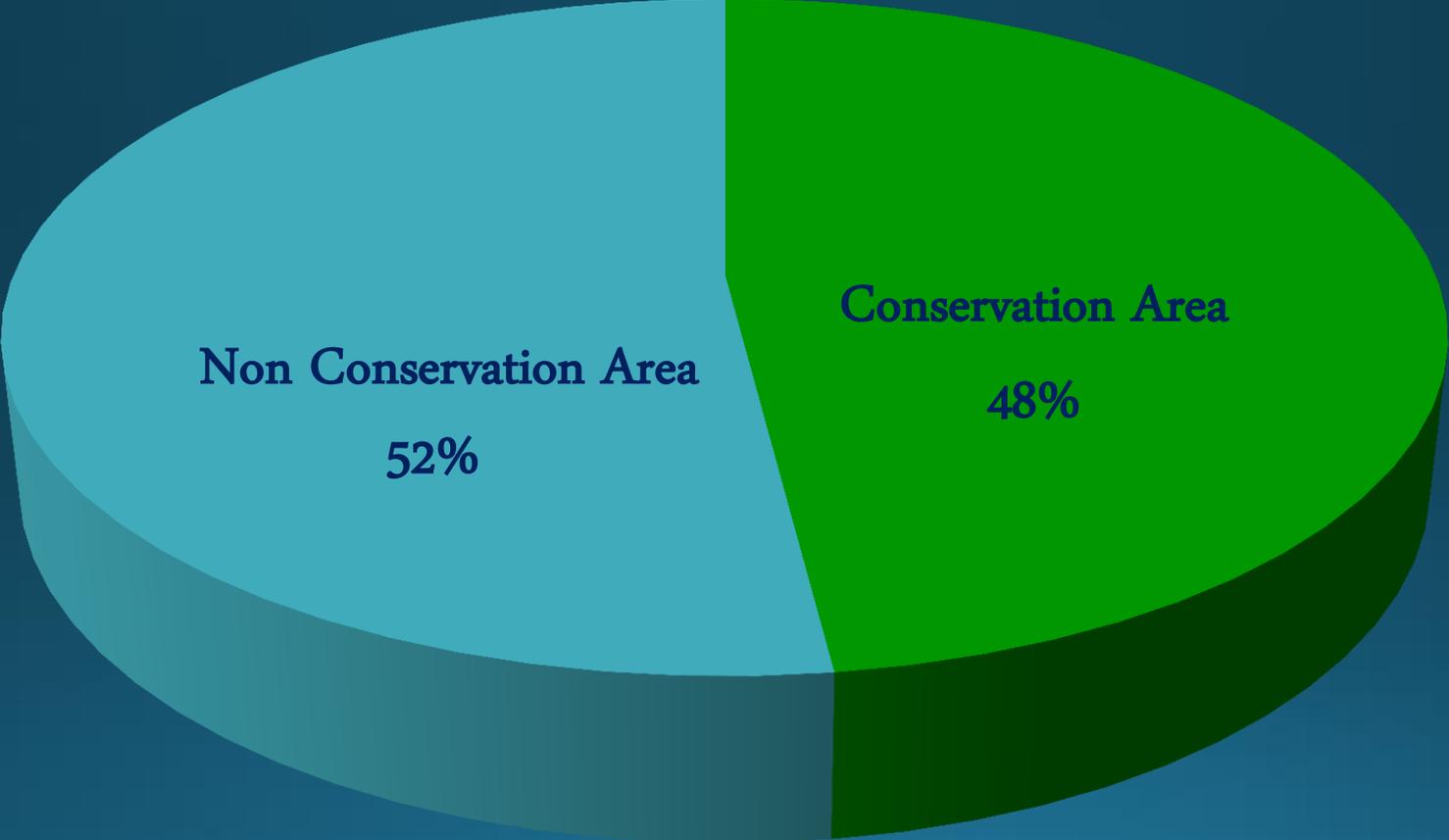
Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Robbins".

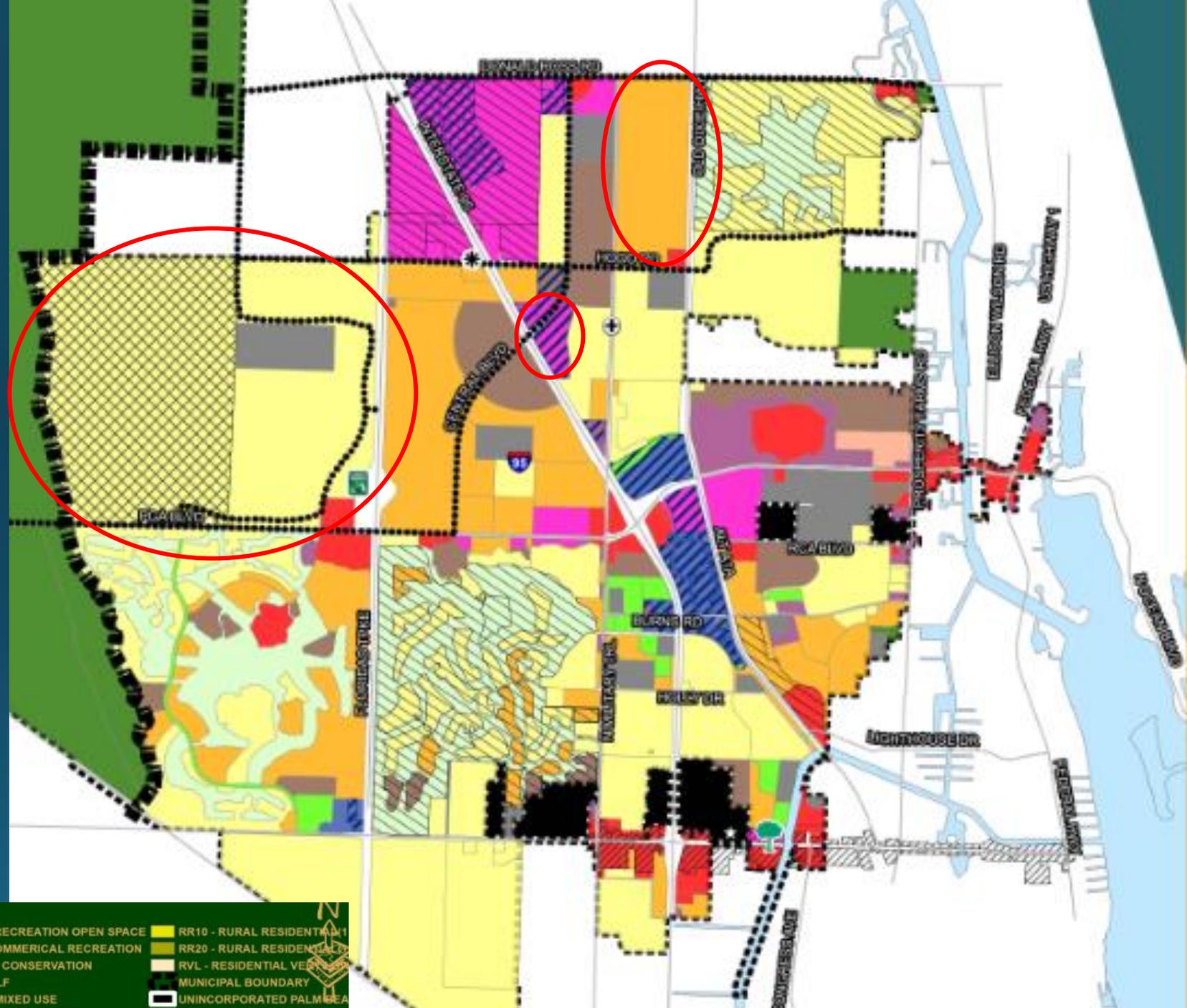
Robert Robbins, Director  
Department of Environmental Resources Management

c: Mayor Mary Lou Berger  
Vice Mayor Hal Valeche  
Commissioner Paulette Burdick  
Commissioner Shelley Vana  
Commissioner Steven Abrams  
Commissioner Melissa McKinlay  
Commissioner Priscilla Taylor  
Jon Van Amam, Deputy County Administrator  
Ken Tuma, Urban Design Kilday Studios  
Ed Weinberg, EW Consultants, Inc.

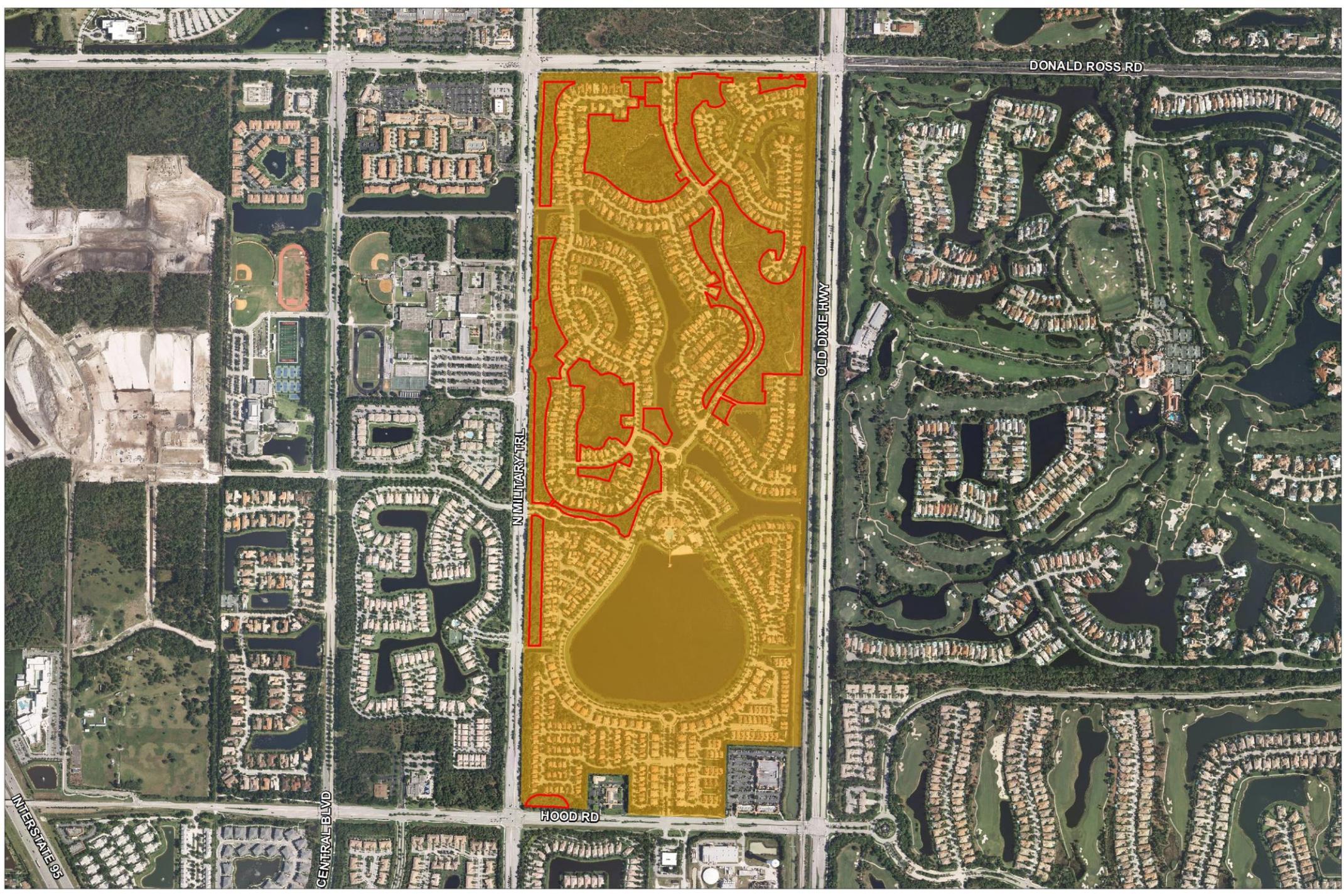
# Percentage of Palm Beach Gardens



# City of Palm Beach Gardens Future Land Use Map



APPROVED DRI/PCD WITH MASTER SITE PLAN ON FILE	MH - MOBILE HOME	ROS - RECREATION OPEN SPACE	RR10 - RURAL RESIDENTIAL
DENSITY REDUCTION OVERLAY	C - COMMERCIAL	CR - COMMERCIAL RECREATION	RR20 - RURAL RESIDENTIAL
RL - RESIDENTIAL LOW	PO - PROFESSIONAL OFFICE	CONS - CONSERVATION	RVL - RESIDENTIAL VILLAGE
RM - RESIDENTIAL MEDIUM	I - INDUSTRIAL	G - GOLF	MUNICIPAL BOUNDARY
RH - RESIDENTIAL HIGH	P - PUBLIC	MXD - MIXED USE	UNINCORPORATED PALM BEACH



DONALD ROSS RD

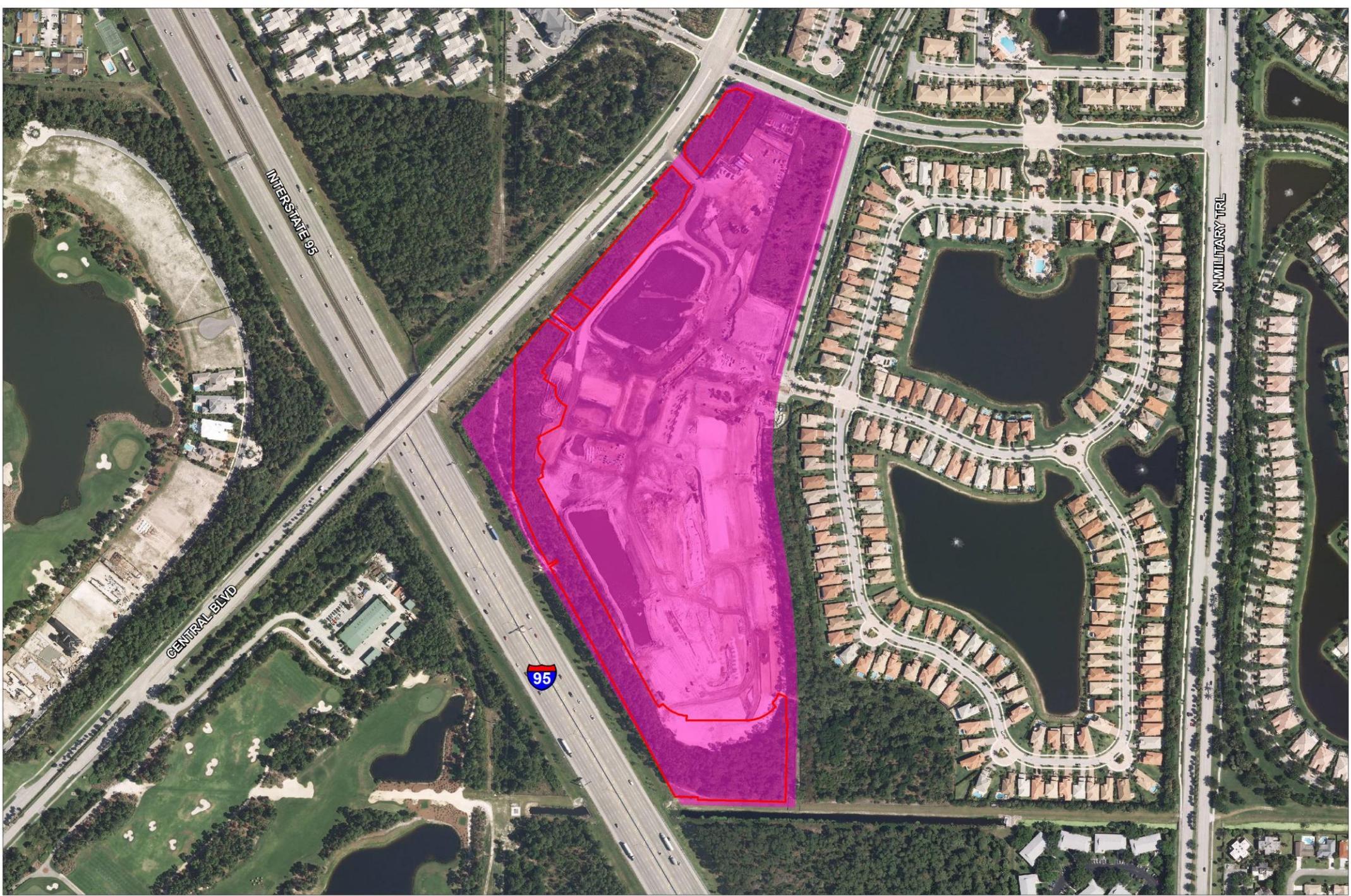
OLD DIXIE HWY

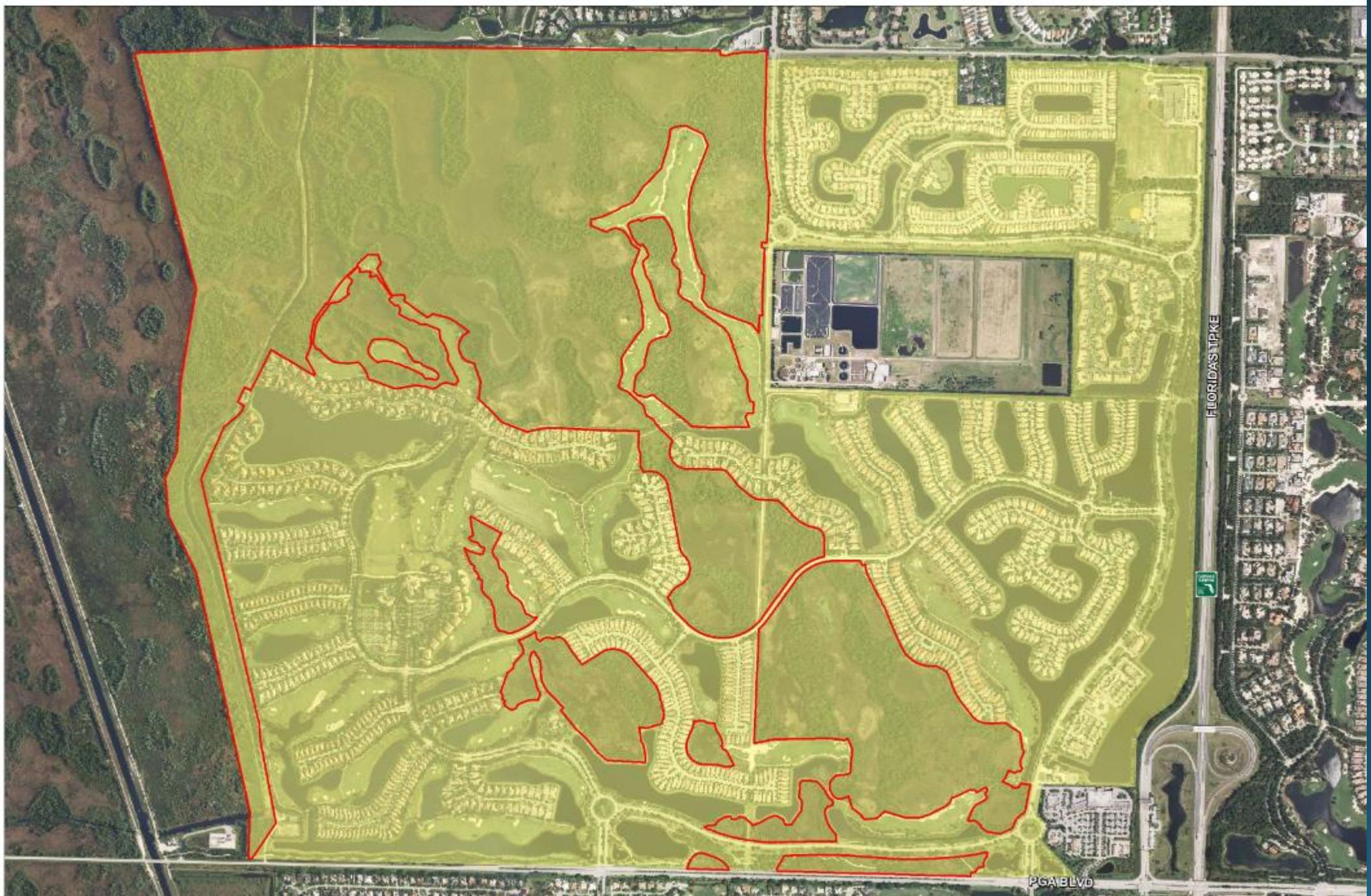
MILITARY TRL

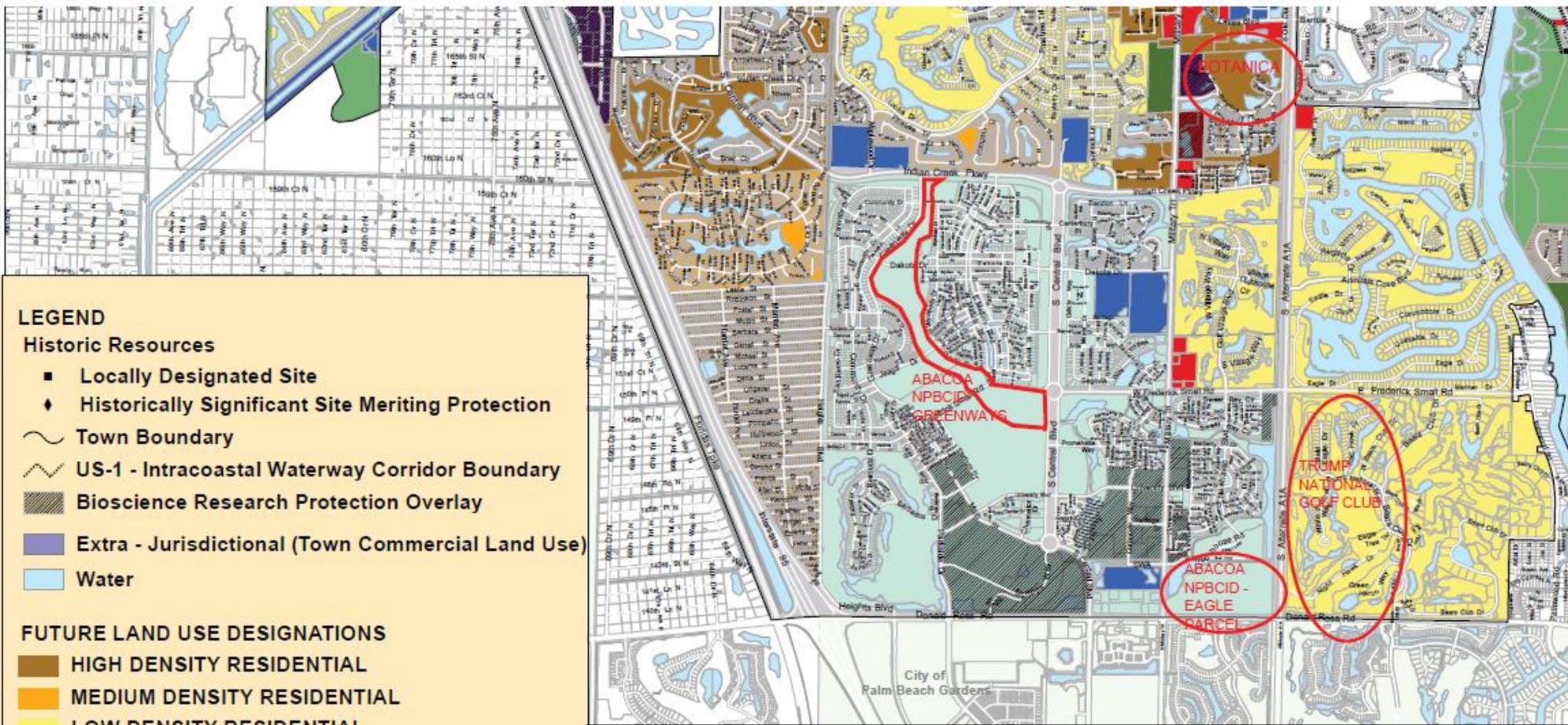
HOOD RD

CENTRAL BLVD

INTERSTATE 95







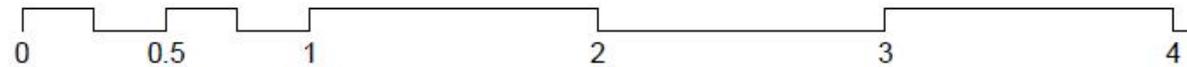
**LEGEND**

**Historic Resources**

- Locally Designated Site
- ◆ Historically Significant Site Meriting Protection
- ~ Town Boundary
- - - US-1 - Intracoastal Waterway Corridor Boundary
- ▨ Bioscience Research Protection Overlay
- Extra - Jurisdictional (Town Commercial Land Use)
- Water

**FUTURE LAND USE DESIGNATIONS**

- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MIXED-USE
- PUBLIC / INSTITUTIONAL
- GENERAL INDUSTRIAL
- CONSERVATION
- RECREATION
- COMMERCIAL
- INLET VILLAGE FLEX
- RIVERWALK FLEX
- NOT DESIGNATED
- UNINCORPORATED



**It is suggested that you contact the Department of Planning and Zoning (561-741-2532) to verify the future land use classification of any parcel within the Town of Jupiter.**



# Condition #2

2. Establish plan policies clearly outlining the goals and objectives for restoration of the conservation area and a commitment to work with Palm Beach County and the SFWMD on the combined design and long-term management and operation of the Avenir and Mecca Farms restoration areas.

# Implementing Policies

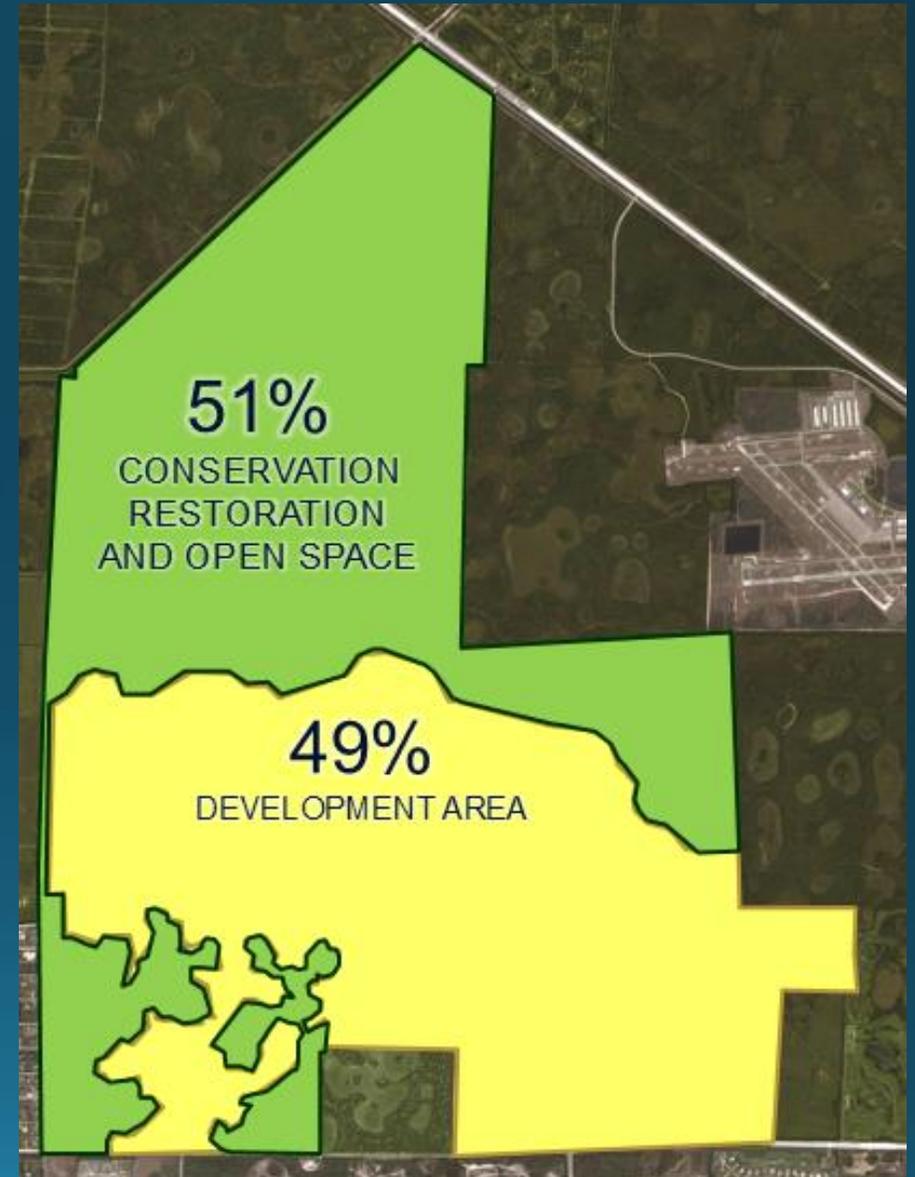
- FLUE Policy 1.1.1.15 requires a Mixed Use Development land use area to be developed as a Planned Community Development (PCD) or Planned Unit Development (PUD), which is implemented through rezoning, a required Master Plan, and Resolution.
- A Preserve Area Management Plan is required to be approved by the City that will specifically lay out the plan for restoration:

“The Developer shall prepare a Preserve Area Management Plan for the 2,407-acre Conservation Area (upland and wetland preserve) identified on the PCD Master Plan. The plan shall: 1) identify locations in the preserve area where upland or wetland natural communities will be created, enhanced, or restored; 2) identify management procedures and provide a schedule for their implementation; 3) include procedures for maintaining suitable habitat for state and federally listed species; 4) include methods to remove nuisance and exotic vegetation and any other species that are determined to threaten the natural communities; 5) include plans to permanently mark the preserve area and provide access for passive recreation, education, or scientific study; and 6) identify a permanent funding source and define a responsible entity for the maintenance and implementation of the management plan in perpetuity. The management plan shall be approved by the City of Palm Beach Gardens in consultation with the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission, and South Florida Water Management District prior to the initiation of any site clearing activity.” (Resolution 4, 2016)

- Staff report (support data & analysis transmitted with Comp. Plan) includes requirement for the 2,407 acre-conservation area in findings of fact

# Land Use and Surrounding Compatibility (con't)

The project is providing 2,407 acres of conservation (51% of project), which is compatible with and a key link in the surrounding preservation lands

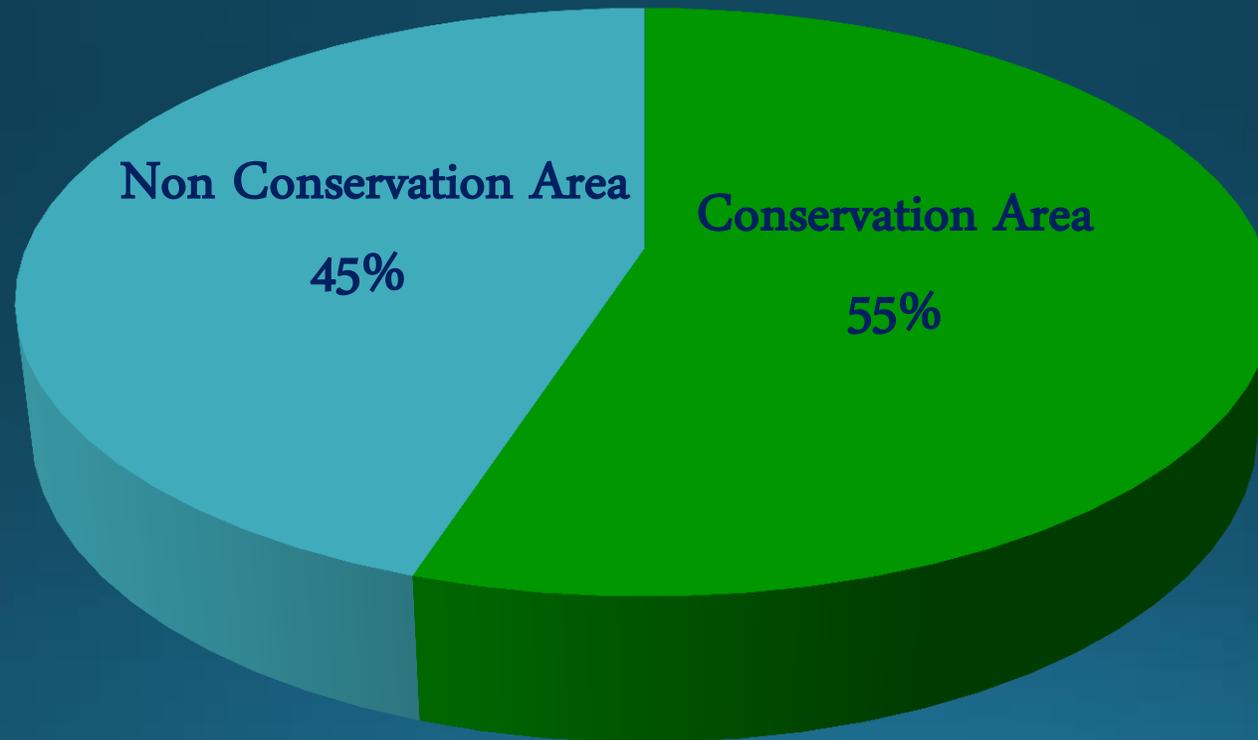


# Environment

Provides key missing link in wildlife corridors and regional trail systems



# Percentage of Palm Beach Gardens After Avenir



# Condition #3

3. Include a phasing plan as part of the proposed amendment that would require construction of a balanced mix/ratio of housing and commercial uses through the build out of the project. This is one of the most valuable transportation mitigation tools that can be used to offset transportation impacts to the regional roadway network.

# Phasing Plan

LAND USE	TOTAL	PH 1. (2015-2020)	PH. 2 (2021-2025)	PH. 3 (2026-2030)	PH. 4 (2031-Buildout)
Civic/Recreation		60 ac			
Professional Office	1,940,000 SF	225,000	225,000	450,000	1,040,000
Medical Office	200,000 SF	50,000	100,000	50,000	
Commercial	400,000 SF	200,000	100,000	100,000	
Hotel	300 Rooms		150	150	
Park	55 Ac	55 ac			
Police/Fire/City Annex	15 Ac	15 ac			
Public School	15 Ac	15 ac			
Multi-Family	250 Units	250			
Single Family	3,000 Units	1,000	1,000	1,000	

- In each phase 50% of commercial must be constructed (example: 100,000 SQUARE FEET OF COMMERCIAL REQUIRED prior to moving to 2<sup>nd</sup> phase of residential units)
- OTHERWISE RESIDENTIAL DEVELOPMENT **STOPS**

# Summary of Land Dedications

180 acres of dedicated land

- 55-acre public park
- 60-acre civic/recreation
- 15-acre police/fire/city annex
- 50-acre economic development parcel \*\*



# Condition #4

4. Establish minimum net densities for Avenir neighborhoods and districts that meet minimum transit-supportive density standards. The low densities referenced in the application materials do not support transit, do not promote compact, walkable communities, and appear to be inconsistent with the intent of the Mixed Use Development future land use designation.

# Land Use and Surrounding Compatibility

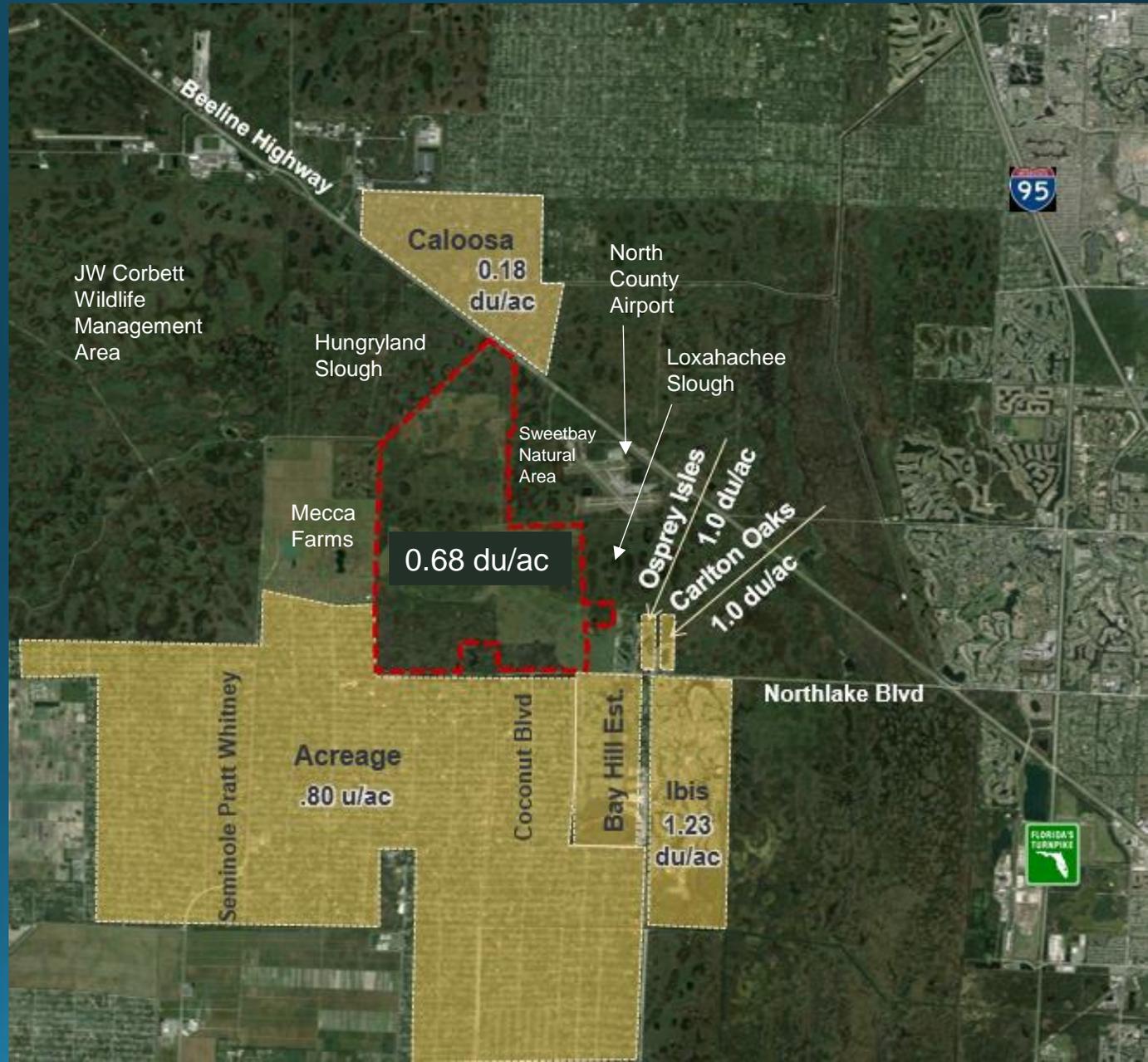
The proposed project is surrounded by existing low-density residential communities and preserved natural areas

North: Caloosa Residential & Hungryland Slough

South: Pierce Hammock Elem, vacant land, & The Acreage Residential

East: Airport, Lox. Slough, Sweetbay Natural Area, Grassy Waters Preserve, and existing residential communities: Osprey Isles, Carleton Oaks, Bay Hill Estates, Rustic Lakes, and Ibis

West: Mecca Farms, J.W. Corbett Wildlife Mgt Area, The Acreage



# Land Use and Surrounding Compatibility (con't)

THE PROJECT AT 0.68 DU/AC IS COMPATIBLE WITH SURROUNDING RESIDENTIAL DENSITIES

North:  
Caloosa 0.18 du/ac

South and West:  
The Acreage 0.80 du/ac

East:  
Osprey Isles 1.0 du/ac  
Carleton Oaks 1.0 du/ac  
Bay Hill Estates 0.5 du/ac  
Ibis 1.25 du/ac

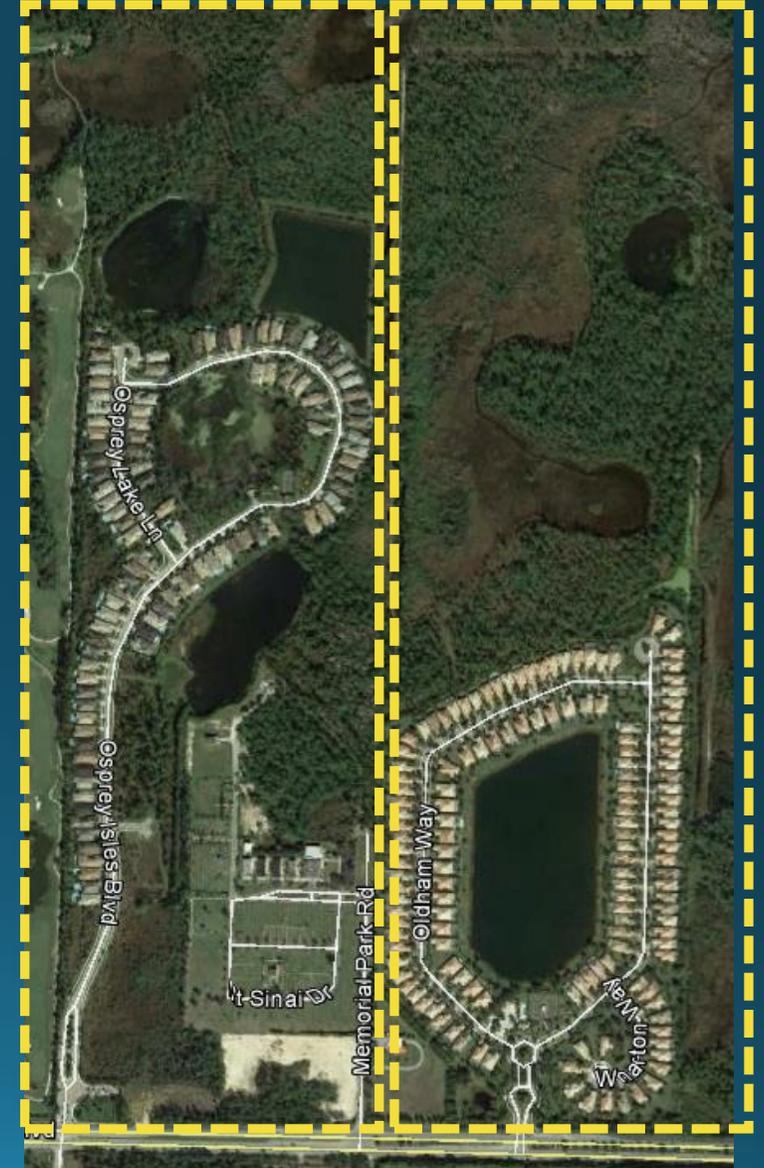


# Land Use and Surrounding Compatibility (con't)

Other nearby existing communities have similar clustered development with large conservation/preservation areas



## OSPREY ISLES & CARLTON OAKS

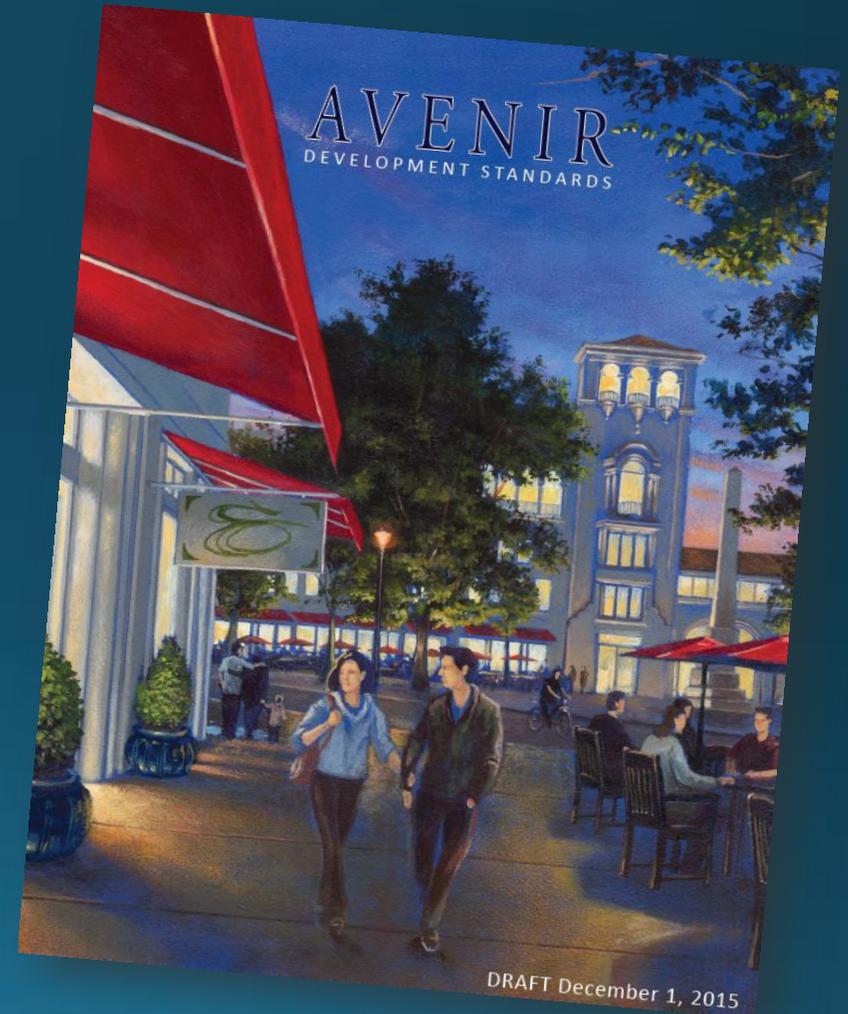


# Development Standards

The Applicant is complying with the PCD Overlay which encourages the use of architectural and design guidelines.

Development will occur in the form of districts to provide the framework for the new community

- Neighborhood Center District (Parcel A)
- Neighborhood District (Parcel A)
- Town Center District (Parcel B)
- Workplace District (Parcels C & D)
- Public/Institutional District (Parcels E, F, & G)
- Farm-to-Table District (Parcel H)



# Development Standards

## Public Space Standards

**Park:** Passive, unobstructed recreation (paths, trails meadow, waterbodies, woodland and open shelters)

**Green:** Open space for unobstructed recreation (lawn and trees)

**Square:** Public gathering space – spatially defined by building frontages

**Plaza:** Public gathering/outdoor market areas, spatially defined by building frontages



### Neighborhood Districts

- One Park, Green or Square within ¼ mile of each residential within Parcel A
- For each 300 acres, at least one to be a 1 ac minimum Park

### Town Center District

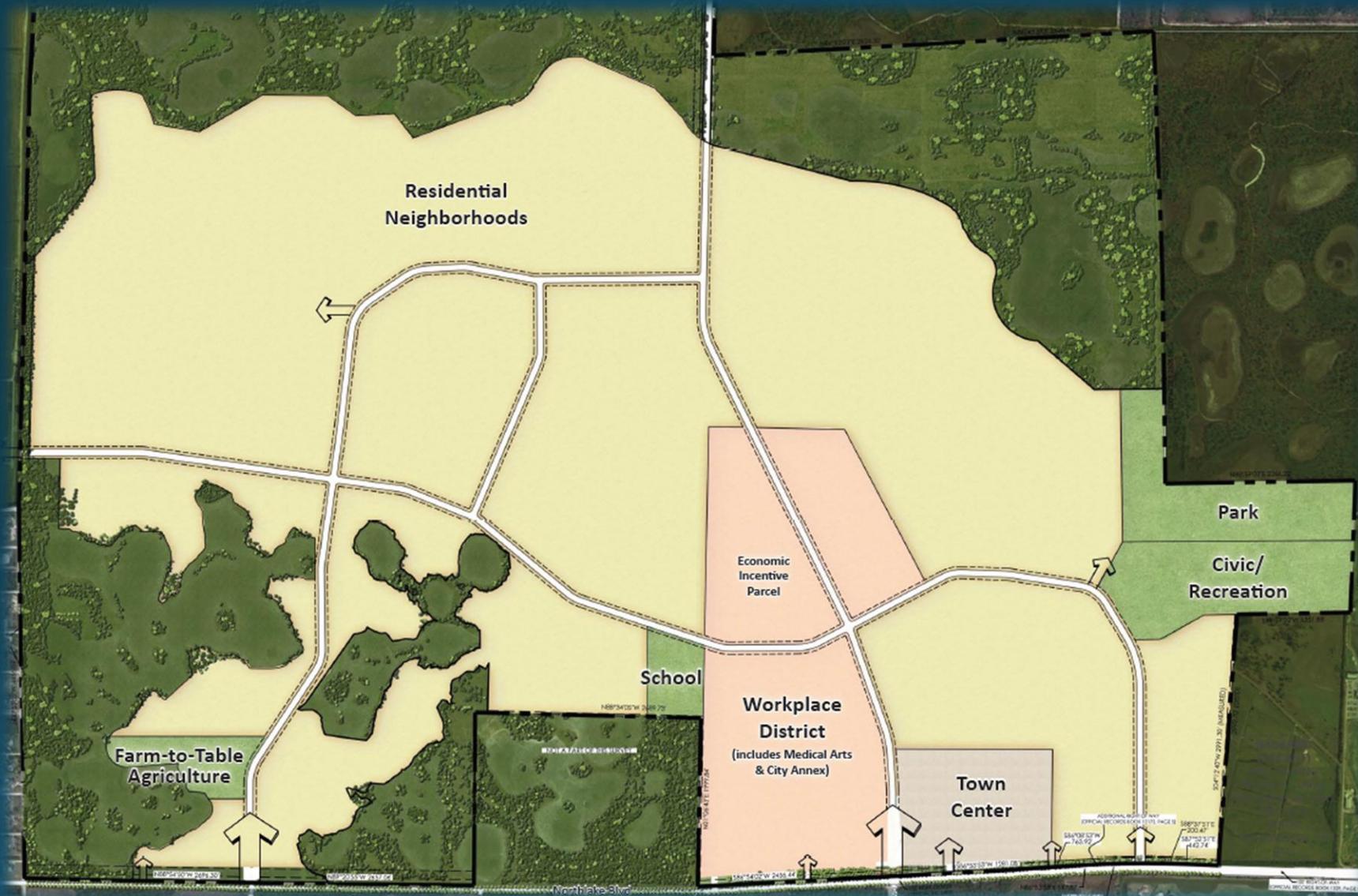
- One Green or Square of at least 35,000 SF in size

### Workplace District

- One Park, Green, Square or Plaza for each 50 acres

# Development Standards

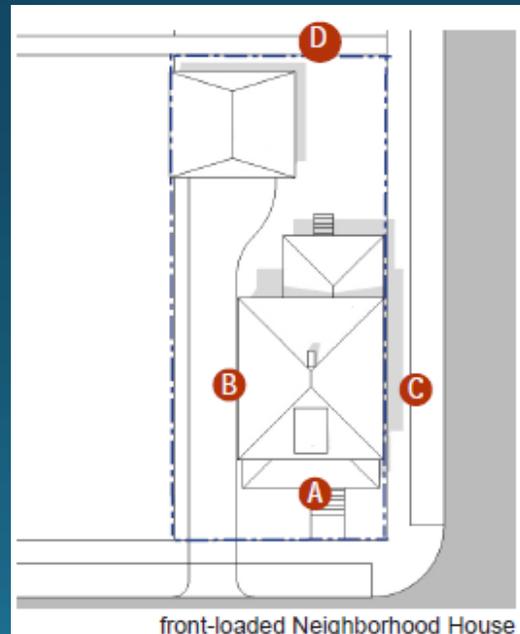
Neighborhood Center District  
& Neighborhood District  
Parcel A



# Development Standards

## Neighborhood Center District (Parcel A)

- *Allows a range of SF house types*
- *In close proximity to Town Center & Workplace Districts*
- *Front Build-to-Zones*

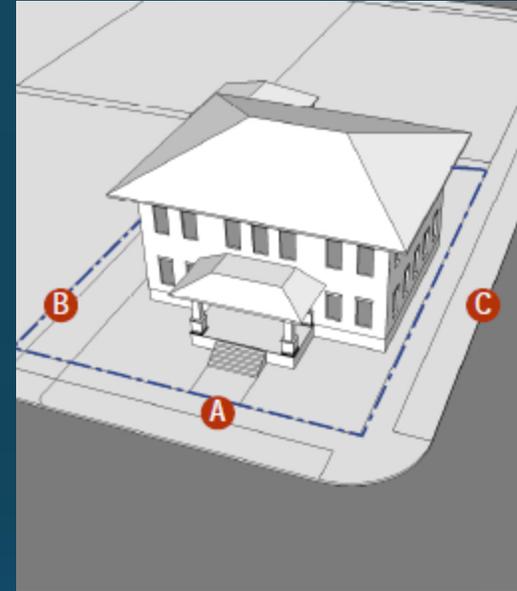


# Development Standards

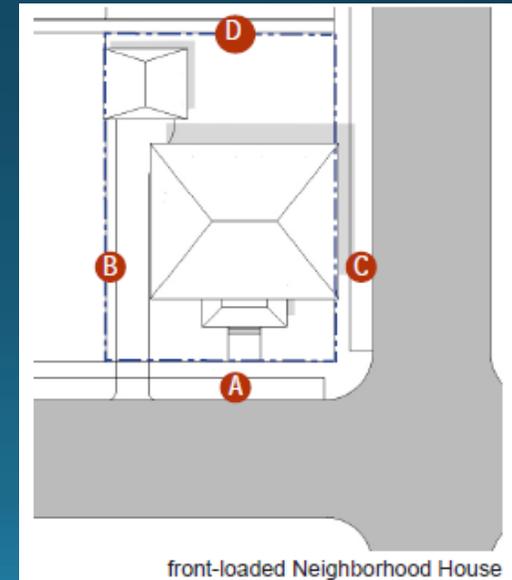
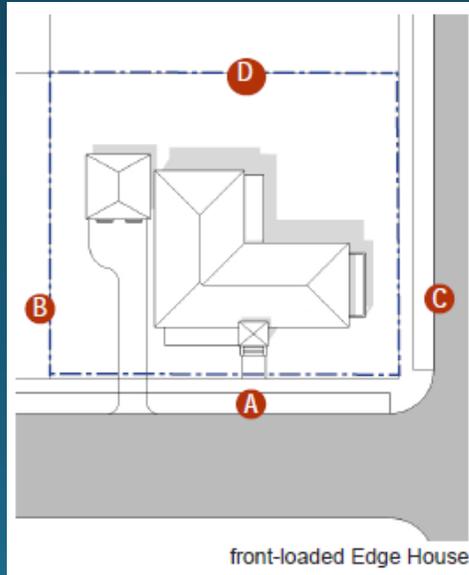
## Neighborhood District (Parcel A)

- *Detached SF*
- *Front setbacks and private rear yards*
- *Majority of Parcel A*

50' to 75' Lots



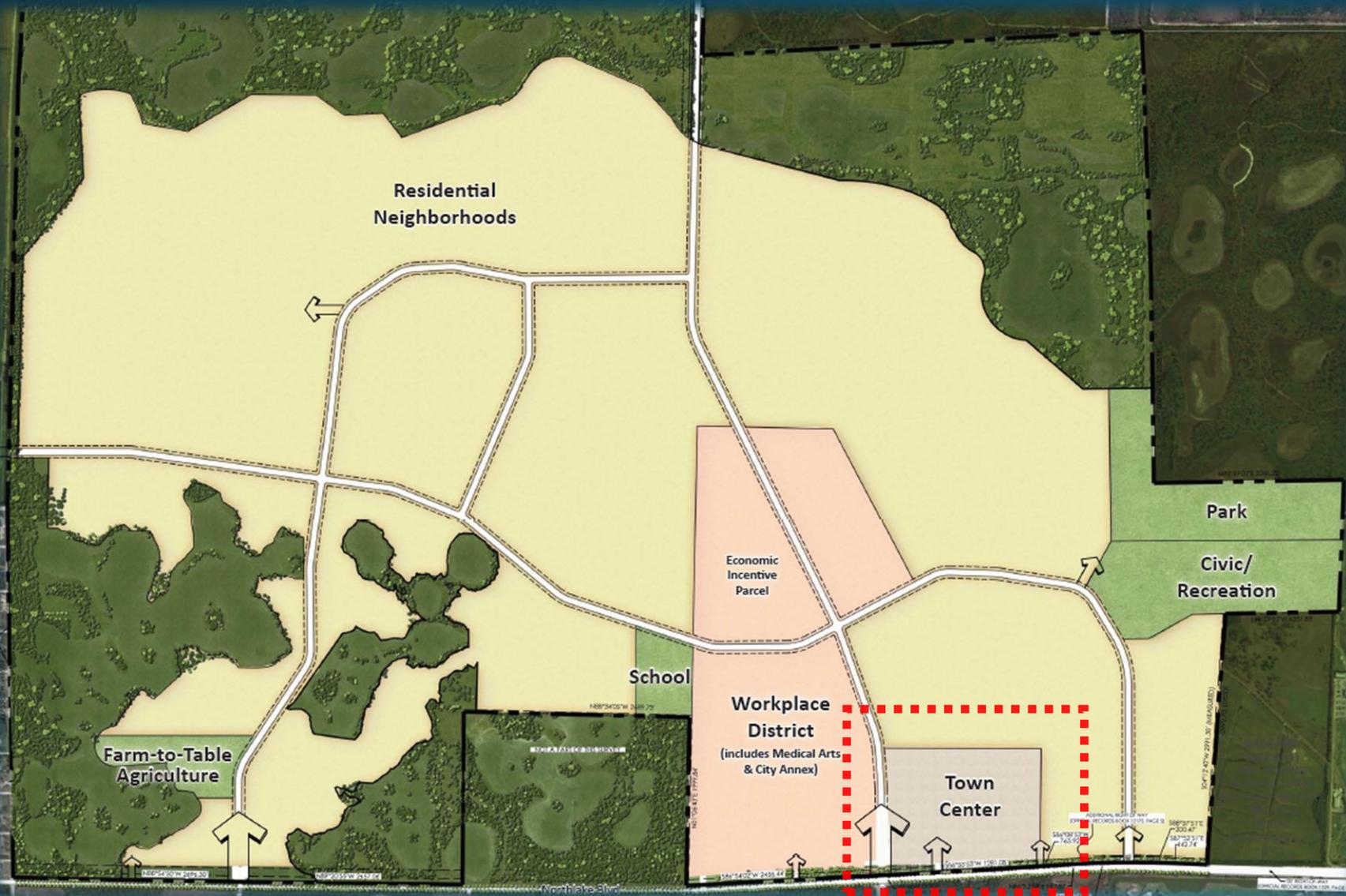
76' to 150' Lots



front-loaded Neighborhood House

# Development Standards

Town Center District  
Parcel B

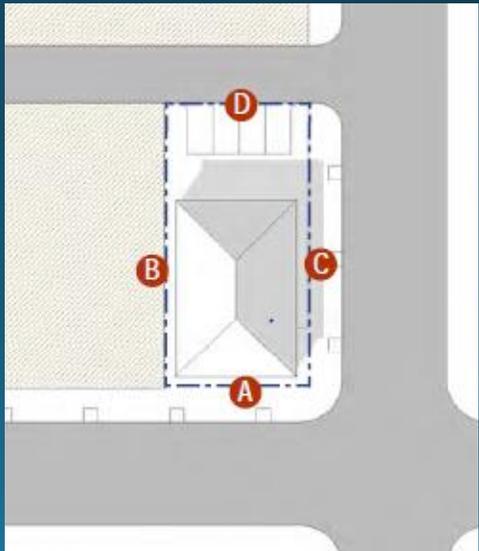
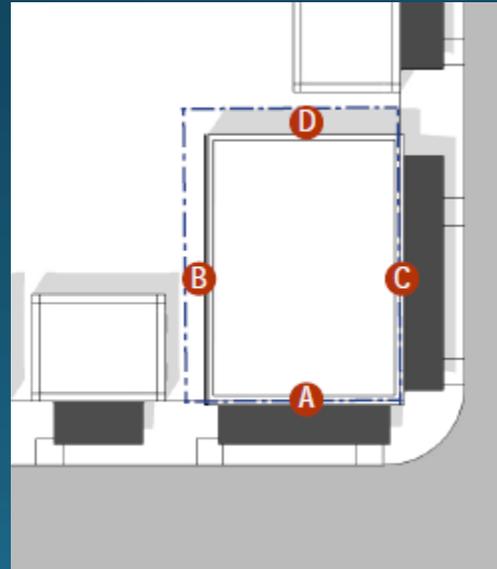


# Development Standards

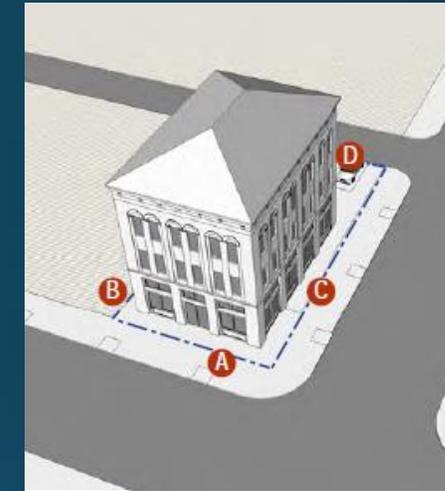
## Town Center District (Parcel B)

- *Northlake Boulevard Frontage*
- *Mix of commercial & civic uses*
- *Walkable environment*
- *Multi-family units*
- *Continuous street façade along sidewalks*

## Retail Building



## Mixed Use Building

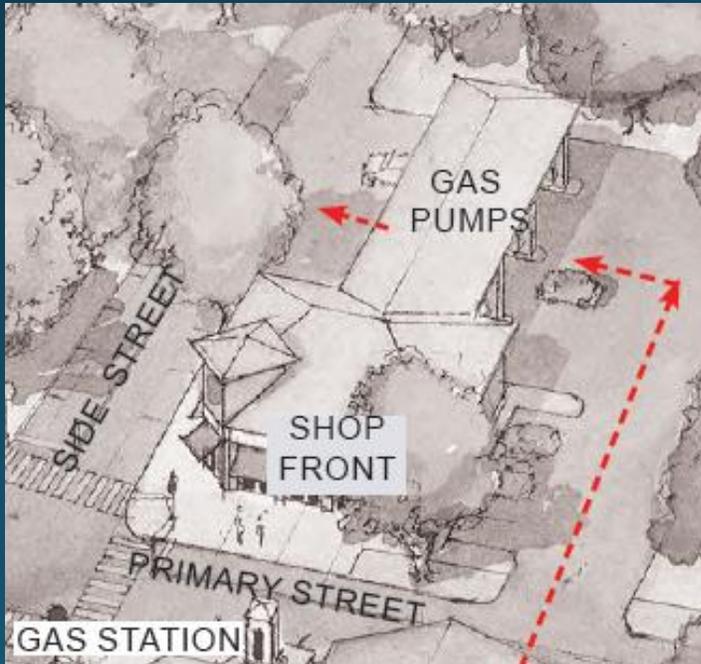


# Development Standards

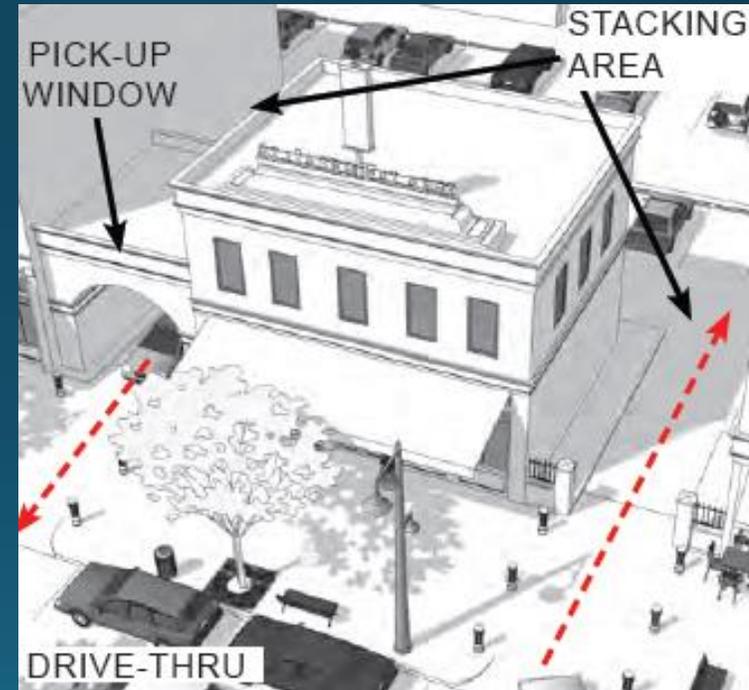
## Town Center District (Parcel B)

- *Specialty Building Types*

Gas Stations – shopfront facing street with pumps & parking in rear



Drive-through – shopfront facing street with drive-through on side or rear

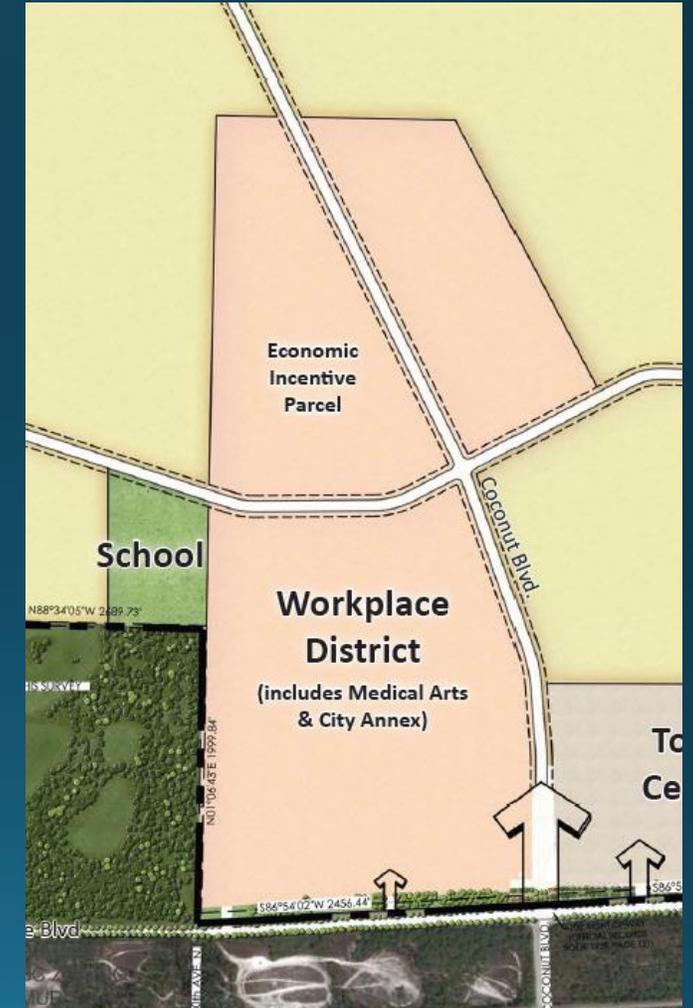
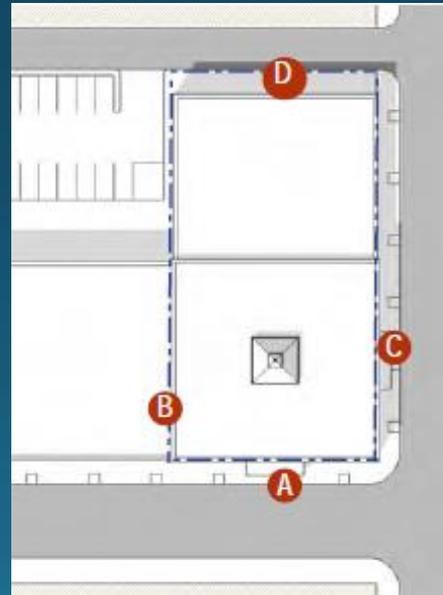
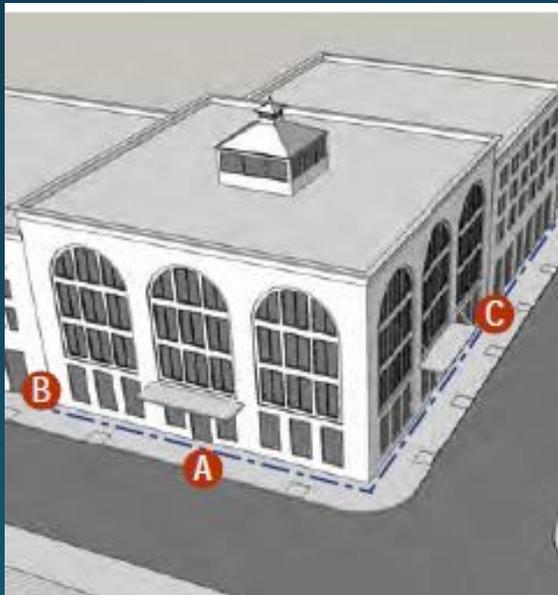


# Development Standards

Workplace District  
Parcels C & D

## Workplace District (Parcels C & D)

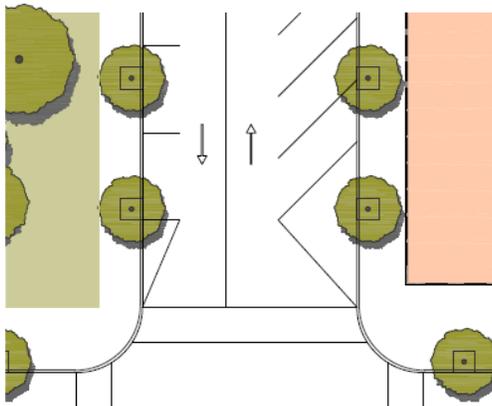
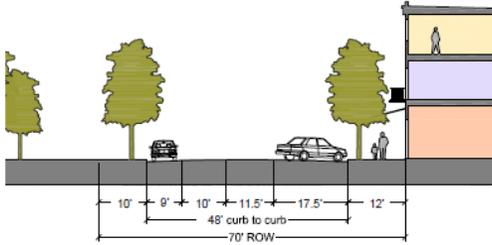
- Provides for a variety of jobs
- Office, medical and civic
- Buildings define street edge
- Public spaces
- Pedestrian and bike-friendly environment



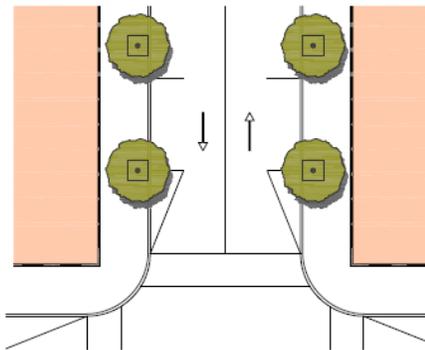
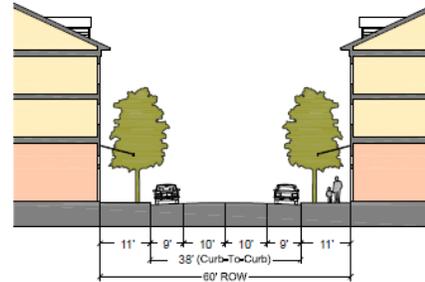
# Development Standards

## District Streets

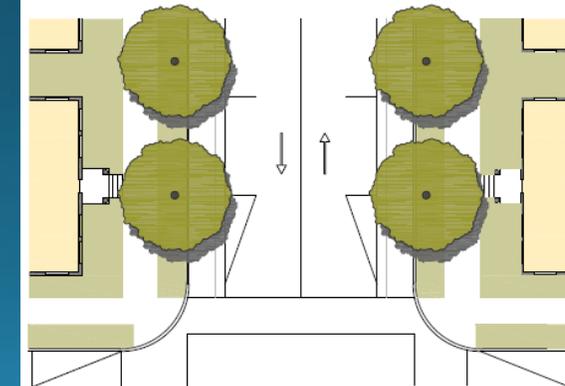
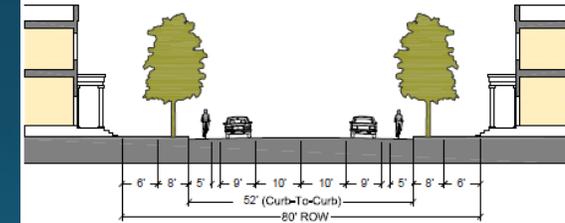
Street Name	STREET 70-48
ROW	70 feet
Pavement width	48 feet to Face-of-Curb
Intended Movement	Free Movement
Lanes	2 Lanes
On-Street Parking	9 feet Marked 1-Side; 176° Angled Marked
Travel Lane Width	10 or 11.5 feet
Curb Radius	15' - 20'
Walkway Type	10-12 foot Sidewalk
Planter Type	5 foot tree wells
Landscape Type	Trees at 30' to 40' o.c. Avg.



Street Name	STREET 60-38
ROW	60 feet
Pavement width	38 feet to Face-of-Curb
Intended Movement	Free Movement
Lanes	2 Lanes
On-Street Parking	9 foot Marked, On Both Sides
Travel Lane Width	10 feet
Curb Radius	15' - 20'
Walkway Type	11 foot Sidewalk
Planter Type	5 foot tree wells
Landscape Type	Trees at 30' to 40' o.c. Avg.



Street Name	STREET 80-52
ROW	80 feet
Pavement width	52 feet to Face-of-Curb
Intended Movement	Free Movement
Lanes	2 Lanes
On-Street Parking	9 feet Marked, on both sides
Travel Lane Width	10 feet
Curb Radius	15' - 20'
Walkway Type	8 foot Sidewalk
Planter Type	6 foot Planting Strip
Landscape Type	Trees at 40' to 50' o.c. Avg.



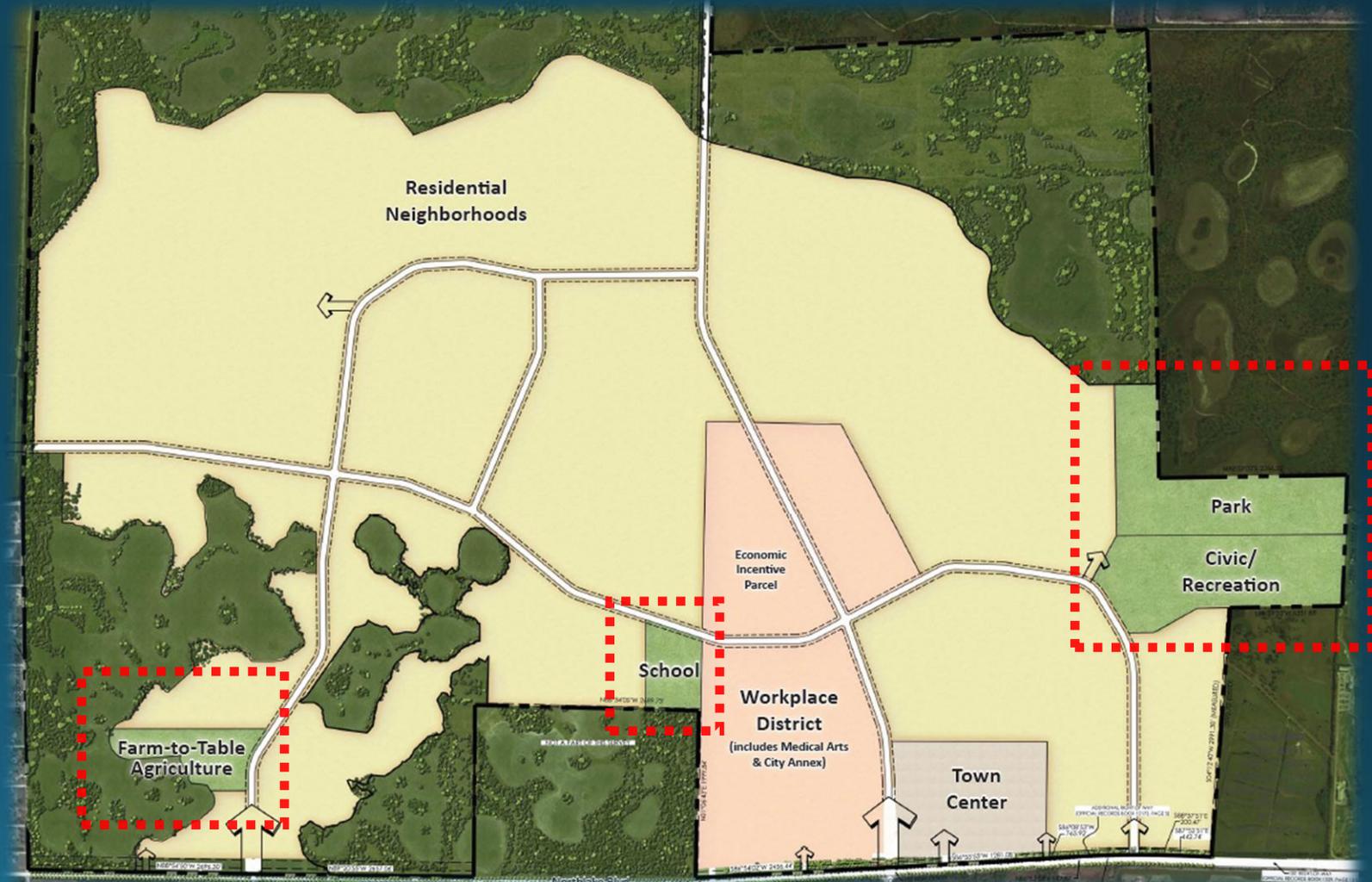
# Development Standards

Public/Institutional District (Parcels E, F, & G)

Farm-to-Table District (Parcel H)

P/I follows standard City code Section 78-142 – intended for schools, parks, recreation and civic uses

Proposed Agriculture– requires a Major Conditional Use and City Council approval



# Condition #5

5. Adopt a series of transit-supportive plan policies for this area that will positively influence the design of Avenir to better accommodate transit options.

# Transit supportive plan policies

*The implementing PCD rezoning Resolution 4, 2016 contains Conditions of Approval for Transportation Demand Mitigation Strategies, including:*

- 2,407 acres shall be dedicated as conservation preserved lands.
- The Avenir PCD development order shall include the provision of at least 250 residential units as affordable and/or workforce housing units (125 units at 60% of the Area Median Income-AMI and 125 units at 120% of AMI).
- To ensure a balanced development with a diversity of uses, the project shall include a phasing plan and/or conditions of approval requiring minimum commercial uses to be concurrent with residential uses.

# Transit supportive plan policies

- The Property Owner shall coordinate with the City and Palm Tran on future studies and possible funding mechanisms, such as a transit district, to bring transit to the project.
- The Property Owner shall provide bus stops and bus bays along Northlake Boulevard as required by Palm Tran for a future transit route, utilizing the City's approved bus shelter design.
- The Property Owner shall provide a Multi-Modal Center within the Town Center Parcel "B" that includes:
  - A Park and Ride lot
  - A Bike Sharing Facility
- The Avenir PCD development order shall include Transportation Demand Management (TDM) policies which shall include, but not be limited to, Ride Sharing and Compressed Work Week strategies for the Workplace district.

# Road Improvements

- Commence construction of the Avenir Connector from Northlake Blvd to the Beeline Hwy as min 2-lanes within early 1<sup>st</sup> phase
- Commence construction of Northlake Boulevard from 140<sup>th</sup> Avenue N. to SR 7 from 4-lanes to 6-lanes within early 1<sup>st</sup> phase

**NOT A  
REQUIREMENT OF  
CONCURRENCY**

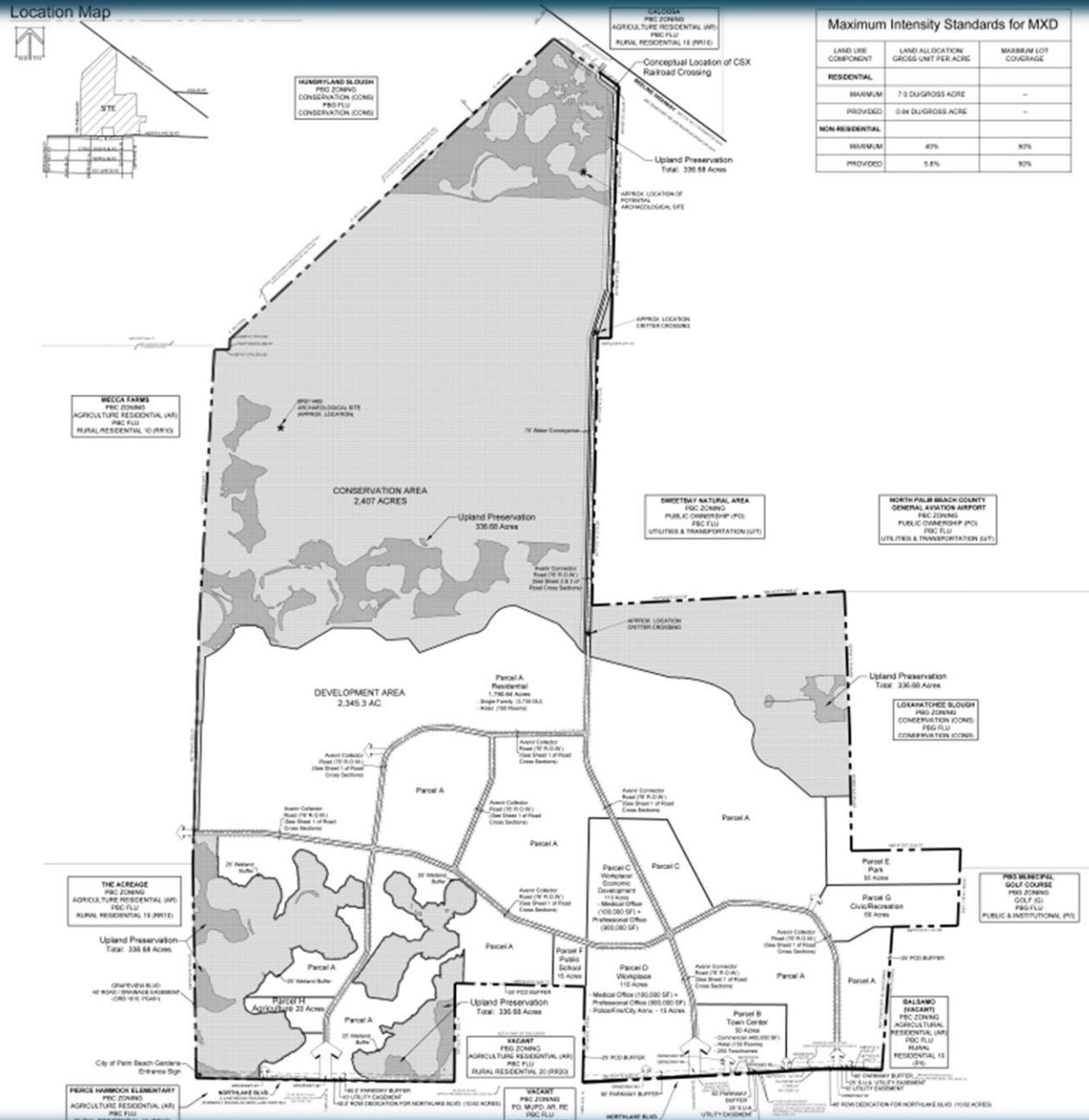


# Condition #6

6. Illustrate the boundaries of the areas to be developed as part of the proposed amendment. This is critical in assuring the proposed plan of development will be built as represented and compatible with the current and future operations of the North Palm Beach County General Aviation Airport and adjacent natural areas.

# Master Plan

Location Map



### Site Data

PROPERTY CONTROL NUMBERS: PPOD-15-07-0893

52-41-41-28-08-000-010	52-41-41-32-08-000-010	52-41-41-33-08-000-100
52-41-42-05-08-000-100	52-41-42-04-08-000-000	52-41-42-10-08-000-000
52-41-42-08-08-000-100	52-41-42-09-08-000-100	52-41-42-17-08-000-100
52-41-42-10-08-000-100	52-41-42-10-08-000-100	52-41-42-14-08-000-300

EXISTING LAND USE DESIGNATION: RFD1 & RFD2

PROPOSED LAND USE DESIGNATION: MIXED USE (MXD) - 4.762 ACRES

EXISTING ZONING: PUD

PROPOSED ZONING: MXD PCD

EXISTING LAND USE OVERLAY: WESTERN NORTHLAKE BLVD CORRIDOR PLANNING AREA

EXISTING & PROPOSED ZONING OVERLAY: CONDITIONAL USE FOR AGRICULTURAL USES - 30 ACRES

### Land Use Designation Summary

GROSS ACREAGE	4,762.0 ACRES
NON-DEVELOPMENT	10.8 ACRES (0.22% ROW DESIGNATION - NORTHLAKE BLVD)
NET ACREAGE	4,751.2 ACRES
DEVELOPMENT AREA	2,345.3 ACRES (49% OF NET)
PARCEL A - RESIDENTIAL	1,796.64 ACRES
PARCEL B - TOWN CENTER	80 ACRES
PARCEL C - WORKPLACE/COMMERCIAL DEVELOPMENT	110 ACRES
PARCEL D - WORKPLACE	30 ACRES
PARCEL E - PARK	18 ACRES
PARCEL F - PUBLIC SCHOOL	80 ACRES
PARCEL G - CIVIC/RECREATION	30 ACRES
PARCEL H - AGRICULTURE	41.9 ACRES
PCD BUFFER	32.82 ACRES
ROW BUFFERS	22.17 ACRES
PARKWAY BUFFER	70.83 ACRES
RIGHT OF WAY	4.88 ACRES
UTILITY EASEMENTS ALONG NORTHLAKE	

### CONSERVATION OVERLAY AREA - 2,407 ACRES (51% OF NET)

TOTAL NET ACREAGE	4,751.2 ACRES
<b>WUP PCD DEVELOPMENT PROGRAM</b>	2,345.3 ACRES
SINGLE FAMILY	1,796.64 ACRES
TOWNHOUSES	110 ACRES
COMMERCIAL	30 ACRES
MEDICAL OFFICE	200,000 SF
PROFESSIONAL OFFICE	1,000,000 SF
HOTEL	300 ROOMS (APPROX. 80,000 SF)
PARK (LAND DEDICATION)	18 ACRES
PUBLIC/SPECIFICITY ANNEX (LAND DEDICATION)	11 ACRES
CONCERNATION (LAND DEDICATION)	11 ACRES
PUBLIC SCHOOL (LAND DEDICATION)	11 ACRES
AGRICULTURE	41.9 ACRES
<b>ROW DEDICATION (NORTHLAKE)</b>	10.8 ACRES
<b>TOTAL PCD NET LAND AREA</b>	2,345.3 ACRES
RESIDENTIAL DENSITY	1.79664
OFFICE/COMMERCIAL/HOTEL INTENSITY	1.0

### Residential Summary

GROSS DENSITY	0.84 DU/AC (0.84 UNITS/4,762.0 ACRES)
SINGLE FAMILY	3,739 UNITS
TOWNHOUSES	386 UNITS
MAXIMUM HEIGHT	4 STORES

### Non-Residential Summary

PCD GROSS INTENSITY	0.07 PARK/0.400 SF/4.762.0 ACRES
COMMERCIAL	400,000 SF
MEDICAL OFFICE	200,000 SF
PROFESSIONAL OFFICE	1,000,000 SF
HOTEL	300 ROOMS (APPROX. 80,000 SF)
MAXIMUM HEIGHT	4 STORES

### MXD PCD Open Space Summary

FOR SEC. 78-001 (ART. 1) - MAX. 30% COMMUNITY SERVING OPEN SPACE REQUIRED FOR CANALS & 1.762 ACRES (3.8% OF NET)

REQUIRED OPEN SPACE	800.45 ACRES
PROVIDED OPEN SPACE	1,278.2 ACRES (26.9%)
<b>ENVIRONMENTALLY SENSITIVE LANDS</b>	
UPLAND PRESERVE	207 ACRES - COMBINATION OF UPLAND PRESERVE AND WETLAND/WETLAND BUFFER/DRAWFLOW WAY
WETLAND/WETLAND BUFFER/DRAWFLOW WAY	178 ACRES - WETLAND AREAS ARE NOT ENCLOSED 30% OF THE REQUIRED 800.45 AC OF OPEN SPACE (19.9% OF NET)
<b>WETLAND AREAS</b>	
ROW BUFFERS	32.82 ACRES (ALONG INTERNAL ROW)
PARKWAY BUFFER	22.17 ACRES
<b>PUBLIC PARKS</b>	
PARK	80 ACRES (14% UNITS PER SEC. 78-001)
<b>DEVELOPMENT FACILITIES</b>	
OFFICE/PROFESSIONAL	30 ACRES (LANTED TO 60% PER SEC. 78-001)
<b>PRIVATE OPEN SPACE</b>	
PARCEL A (1,796.64 ACRES) - 35% MIN.	636.72 ACRES
PARCEL B (80 ACRES) - 20% MIN.	16 ACRES
PARCEL C (110 ACRES) - 10% MIN.	11 ACRES
PARCEL D (30 ACRES) - 10% MIN.	3 ACRES
<b>OTHER OPEN SPACE</b>	
PCD BUFFER	41.9 ACRES

### Upland Preserve

MIN. 20% OF EXISTING UPLANDS REQUIRED FOR PRESERVE FOR PER SECTION 78-001 (ART. 1)

PCD NATIVE UPLANDS (EXISTING)	728 ACRES PINE FLATWOODS
REQUIRED PCD UPLAND PRESERVE	166 ACRES (23%)
PROVIDED PCD UPLAND PRESERVE	208 ACRES (29% OF NET)

**Urban design kilday STUDIOS**  
 Urban Planning & Design  
 Landscape Architecture  
 Communication Graphics

613 Clematis Street, Suite C102  
 West Palm Beach, FL 33411  
 561.368.1190 FAX: 561.368.1111  
 www.urbandesign.com  
 #UCD000008

**Avenir**  
 A Planned Community Development  
 Palm Beach Gardens, Florida  
 PCD Master Plan

**MP-1**  
 of 1

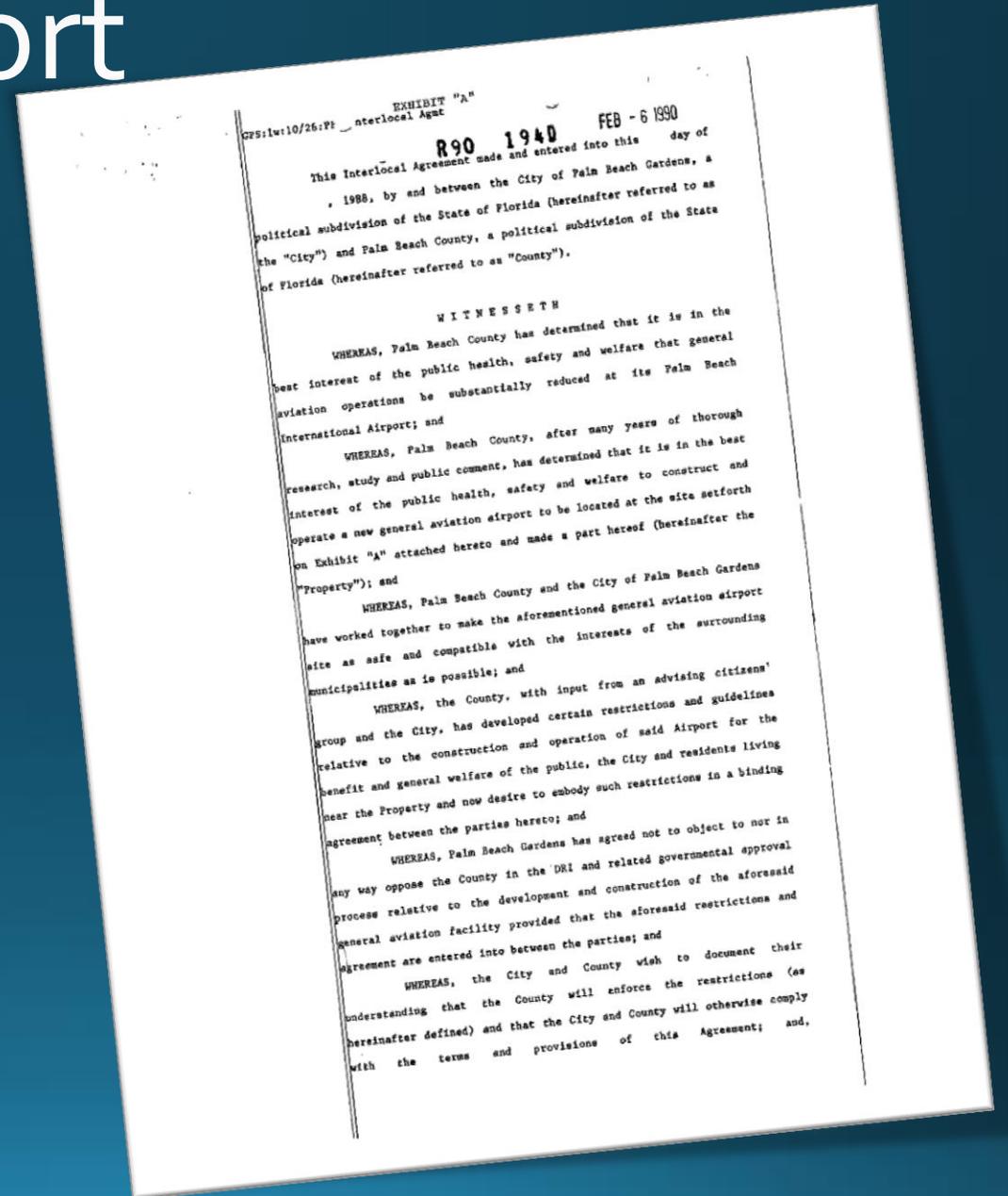
0 500' 1000' 2000'  
 Scale: 1" = 1000'-0"

North

Drawn: 09/27/2014  
 Project No.: 12-095-001  
 Designed By:  
 Drawn By:  
 Checked By:  
 Revision Dates:  
 12-01-2014  
 09-17-2014, LMB, Residential  
 05-27-2015, ANT, Residential  
 09-17-2015, LMB, Residential  
 10-30-2015, LMB, Residential  
 11-09-2015, LMB, Residential  
 12-01-2015, LMB, Residential  
 12-17-2015, LMB, Residential

# North PB County Airport

- Consistent with Interlocal Agreement between City of Palm Beach Gardens
- North County Airport & City staff & Applicant have been collaborating on plan and are agreeable to disclosure language to be included in HOA docs



# Condition #7

7. Work with the Town of Jupiter to resolve their concerns and extra-jurisdictional issues related to an intensity and density cap, use conversion limitations, and public beach and boat launch facility access impacts; and work with the City of West Palm Beach to adequately address their concerns over extra-jurisdictional impacts related to traffic, increased stormwater runoff, Grassy Waters Preserve's water quality, endangered species and their habitat, and the quality of life in the Western Communities.

# Extra-Jurisdictional Issues

- County Impact fees controlled by Palm Beach County
- Residential conversion cap of 20% within Resolution 4, 2016:

..." A maximum of 20 percent of each of the referenced land uses may be increased or decreased. However, in no case, shall the maximum amount of residential units increase over the above listed program. No residential density bonuses shall be permitted"

- West Palm Beach – SR7 County determination for traffic study

# Summary

## Comprehensive Plan Criteria:

- ✓ Levels of Service Analysis
- ✓ Compatibility and Consistency with Comprehensive Plan

# Level of Service Analysis

The Applicant has demonstrated the proposed Comprehensive Plan Map amendment meets the Level of Service standards established in the City's Comprehensive Plan

- ✓ Sanitary Sewer & Potable Water
- ✓ Solid Waste
- ✓ Recreation
- ✓ Drainage
- ✓ Fire and Police
- ✓ Schools
- ✓ Traffic

# How do we ensure Mitigation is enforced?

- Mitigation Strategies are contained within the support data & analysis of Ordinance 3, 2016 and will be further included in Resolution 4, 2016.
- Section 78-157 requires MXD land use to be rezoned to PUD or PCD. Therefore, the necessary implementing Resolution will include all mitigation strategies

## Summary of Public Benefits

180 acres of dedicated land

- 55-acre public park
- 60-acre civic/recreation
- 15-acre police/fire/city annex
- 50-acre economic development parcel
- 2,407 acres of land, preserved and restored



# Fiscal Impact Analysis

- Construction Activity - \$1.6 billion
- Construction Earnings - \$1 billion
- Construction Employment – 15,900 jobs
- Ongoing Activity - \$725 million annually
- Ongoing Earnings - \$386 million annually
- Permanent Employment – 5,860 permanent jobs

NET Impact of \$12.3 Million in Ad Valorem Revenue at build-out

Contribution of \$27.0 million in impact fees

The proposed development is consistent with the Overall Goals, Objectives, and Policies of the City's Economic Development Element





Thank you

# Public Outreach & Local Government Coordination

Courtesy copies provided to:

- City of West Palm Beach
- North County Airport
- Palm Beach County
- Indian Trails Improvement District

IPARC Notice - November 23, 2015  
(sends to all applicable Municipalities)

TCRPC Staff review

Applicant's Public Open House Workshops:

- November 2013 – PGA National Resort
- Citywide Open House Meeting at Doubletree Hotel:
  - 4/7/14
  - 4/23/14
  - 5/5/14

**EXECUTIVE SUMMARY FOR COMPREHENSIVE PLAN AMENDMENT**

Date: November 23, 2015  
Reference #: Petitions: CPMA-13-07-000016 and CPTA-13-07-000025 (Avenir)

Initiating Local Government: **GENERAL INFORMATION**  
City of Palm Beach Gardens

Contact Person: Dawn C. Sonneborn, AICP, Principal Planner

Address: 10500 N. Military Trail, PBG 33410

Telephone/Fax: (561) 799-4243 / (561) 799-4281

Applicant/Agent: N/A

Telephone/Fax: N/A

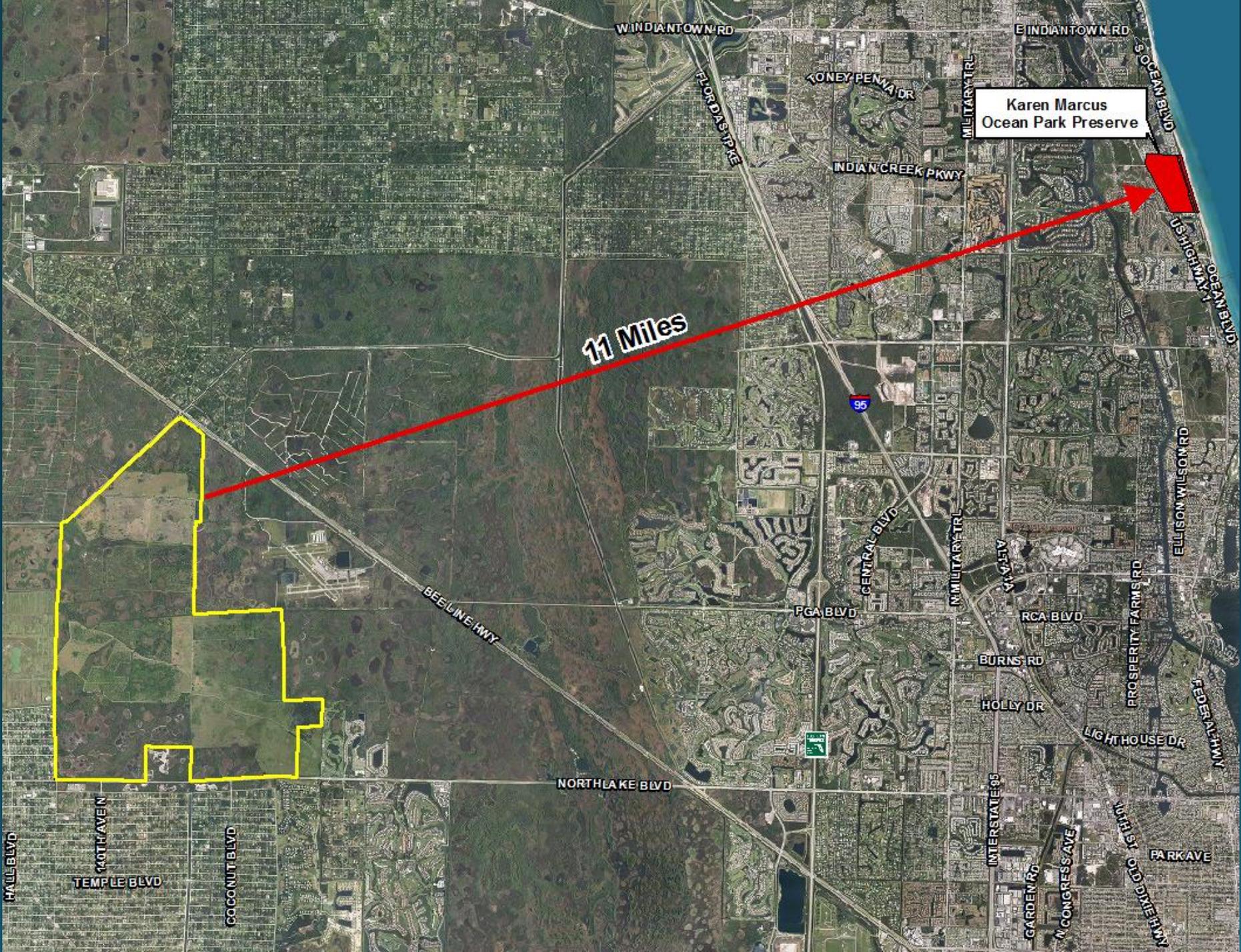
**PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**Comprehensive Plan Map and Text Amendment:** The proposed petitions are a request from Avenir Holdings, LLC requesting a large-scale Comprehensive Plan amendment to the Future Land Use Map in order to change the land use designation on 4,763 acres from RR10 and RR20 to Mixed Use Development (MXD), to relocate the Urban Growth Boundary (UGB) in order to include the subject property, and to include a note to cap the permitted intensity and density within the projects proposed development program, and a text amendment to the Comprehensive Plan to revise the Urban Growth Boundary (UGB) policies in accordance with the proposed map amendment.

\_\_\_\_\_ amendments relating to traffic circulation or the roadway networks  
\_\_\_\_\_ amendments relating to affordable housing  
\_\_\_\_\_ amendments related to the following elements:  
 future land use  
\_\_\_\_\_ traffic circulation  
\_\_\_\_\_ mass transit  
\_\_\_\_\_ ports and aviation  
\_\_\_\_\_ housing  
\_\_\_\_\_ infrastructure  
\_\_\_\_\_ coastal management  
\_\_\_\_\_ conservation  
\_\_\_\_\_ recreation and open space  
\_\_\_\_\_ intergovernmental coordination  
\_\_\_\_\_ capital improvements

Summary of addition(s) to adopted comprehensive plan: None





Karen Marcus  
Ocean Park Preserve

11 Miles

# Why this is NOT urban sprawl

## Ch. 163.3177 (6)(a)9.a.

Staff analyzed the primary indicators of urban sprawl development and the applicant has demonstrated the project is not urban sprawl.

The Avenir project:

- Does not provide single-use development – a variety of residential and non-residential uses are proposed with accessibility from two major roadways
- It is within close proximity to existing developments served by urban services
- Is not proposing strip, ribbon pattern, or isolated development
- Protects the natural resources by conserving and preserving 51% of the property and significantly increases the amount of functional open space
- Maximizes the use of existing public facilities and services – all level of service/capacity letters have been issued
- Will assist in the efficient provision of facilities and services to serve the new and surrounding residences